



**PLANNING COMMISSION MEETING
TUESDAY, OCTOBER 22, 2024 – 6:30 PM
501 DELTA AVENUE
MARYSVILLE, WA 98270**

AGENDA

The Planning Commission meeting is a hybrid meeting which you are welcome to attend in person or via Zoom. Anyone wishing to provide verbal public comment is encouraged to pre-register by contacting the Staff Contact for the agenda item outlined above the day prior to the meeting. Those providing verbal public comment will need to provide their name, address, e-mail and phone number for the public record.

Join Zoom Meeting:

<https://us06web.zoom.us/j/82807794181?pwd=YZJdf29ZbgUERxOqJO4gKMLO53gx18.1>

Meeting ID: 828 0779 4181

Passcode: 877752

Phone: 253.215.8782

CALL TO ORDER

1. ROLL CALL

2. APPROVAL OF MINUTES

2.1 October 8, 2024 Planning Commission meeting minutes

Suggested motion: I move to approve the October 8, 2024 Planning Commission meeting minutes.

[October 8, 2024 PC meeting minutes](#)

3. AUDIENCE PARTICIPATION *(for topics not on the agenda)*

4. OLD BUSINESS

4.1 2024 - 2029 School District Capital Facilities Plans for Lake Stevens and Lakewood School Districts

I move to recommend approval of the 2024 - 2029 School District Capital Facilities Plans for the Lake Stevens and Lakewood School Districts to City Council for adoption by Ordinance.

[Memo and 2024 School District CFPs](#)

5. NEW BUSINESS

5.1 SB 5290 Project Review Timeframes Code Amendment

Suggested motion: I move to set a public hearing date for November 13, 2024 to consider the SB 5290 Project Review Timeframes Code Amendments.

[Summary Memo](#)

[Proposed Amendments](#)

[SB 5290](#)

[Master Builders Assoc. Letter](#)

5.2 RCW 58.17.280 Subdivision Addressing Code Amendment

Suggested motion: I move to set a public hearing date for November 13, 2024 to consider the RCW 58.17.280 Subdivision Addressing Code Amendments.

[Summary Memo](#)

[E002 - Code Revision - CA24-004.pdf](#)

[E003 - Correspondence - CA24-004.pdf](#)

5.3 Code Amendments to Promote Consistency with 2024 Comprehensive Plan Update

Suggested motion: I move to consider the proposed code amendments promoting consistency between the Unified Development Code and 2024 Comprehensive Plan Update at the Public Hearing on November 12, 2024.

[Code amendments for the 2024 Comprehensive Plan Update](#)

6. DIRECTOR'S COMMENTS

7. ADJOURNMENT

8. NEXT MEETING - [INSERT DATE]

[CITY COUNCIL AGENDA ITEMS AND MINUTES](#)

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Agenda Bill

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 22, 2024

SUBMITTED BY: Principal Planner Angela Gemmer, Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: October 8, 2024 Planning Commission meeting minutes

SUGGESTED ACTION: Suggested motion: I move to approve the October 8, 2024 Planning Commission meeting minutes.

SUMMARY: See attached October 8, 2024 meeting minutes.

ATTACHMENTS:
[October 8, 2024 PC meeting minutes](#)

**Planning Commission
Meeting Minutes**

October 8, 2024

CALL TO ORDER

Chair Leifer called the meeting to order at 6:30 p.m.

1) ROLL CALL

Present: Chair Stephen Leifer, Commissioner Gary Kemp, Commissioner Jerry Andes, Commissioner Shanon Jordan, Commissioner Zebo Zhu, Vice Chair Brandon Whitaker, Commissioner Raymond Miller

Staff: Community Development Director Haylie Miller, Principal Planner Angela Gemmer, Engineering Services Director Jeff Laycock

Absent: None

2) APPROVAL OF MINUTES

2.1 September 24, 2024 Planning Commission minutes

September 24, 2024 PC minutes

Vice Chair Whitaker referred to the last paragraph on page 2 and noted that the traffic signal referred to at the intersection of 61st should be corrected to 53rd.

Motion to approve the September 24, 2024 Planning Commission meeting minutes as amended. Moved by Commissioner Raymond Miller seconded by Commissioner Shanon Jordan.

AYES: ALL

3) AUDIENCE PARTICIPATION

None

4) OLD BUSINESS

4.1 DRAFT Transportation Element (short version) - 2024 Comprehensive Plan Update

Principal Planner Gemmer presented a condensed version of the Transportation Plan that was presented at a previous meeting.

Commissioner Andes asked for an update on efforts to silence the train horns in Marysville. Director Laycock noted they are still studying that topic, but it is a very complicated process. Council has authorized additional funds for the project.

Chair Leifer asked about the 156th interchange and overcrossing. Director Laycock explained the interchange was funded through the gas tax. Design will start towards the end of next year and will be led by WSDOT. 2031 looks like the date for completion. The overcrossing is currently under design using grant funds. There was some discussion about the County's plans for 156th and about making another connection to Highway 9.

Vice Chair Whitaker asked about bicycle route improvements. Director Laycock explained that they typically happen in conjunction with road widening projects or dedicated sidewalk/shared use projects.

Commissioner Zhu asked about ideas for the 88th Street widening at State. Director Laycock commented that they have done some analysis there on a CFI (Continuous Flow Intersection) which is one option they are considering.

Commissioner Jordan asked how much of the 156th Street project is developer-funded. Director Laycock reviewed funding sources.

DRAFT Transportation Element (short version)

5) NEW BUSINESS

5.1 DRAFT Capital Facilities Plan – 2024 Comprehensive Plan Update

NEW Draft CFP Element PC 10-8-24 Meeting.pdf

Director Miller introduced the draft Capital Facilities Plan and invited questions and comments.

Chair Leifer asked if fire flow standards are consistent throughout the city. Director Laycock reviewed some pressure issues and how they are addressing them. There was discussion about development and water capacity challenges and plans for remedying low pressure/low fire flow areas.

Vice Chair Whitaker asked about the scope of the Geddes Marina remediation. Is this funded by Ecology? Director Laycock explained they haven't gotten that far. They are working with prior insurance coverages that were on that property for mitigation.

6) DIRECTOR'S COMMENTS

Principal Planner Gemmer asked commissioners to RSVP to the volunteer appreciation event on October 28th. She also informed the Commission that there would be a public hearing on the Comprehensive Plan on November 12th.

7) ADJOURNMENT

Motion to adjourn the meeting at 7:12 p.m. moved by Vice Chair Brandon Whitaker seconded by Commissioner Shanon Jordan.

AYES: ALL

8) NEXT MEETING - October 28, 2024



Agenda Bill

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 22, 2024

SUBMITTED BY: Principal Planner Angela Gemmer, Community Development

ITEM TYPE: Public Hearing

AGENDA SECTION: **OLD BUSINESS**

SUBJECT: 2024 - 2029 School District Capital Facilities Plans for Lake Stevens and Lakewood School Districts

SUGGESTED ACTION: I move to recommend approval of the 2024 - 2029 School District Capital Facilities Plans for the Lake Stevens and Lakewood School Districts to City Council for adoption by Ordinance.

SUMMARY: Please see the attached memo and supporting documents for the Public Hearing on this item.

ATTACHMENTS:

[Memo and 2024 School District CFPs](#)

MEMORANDUM

DATE: October 22, 2024
TO: Planning Commission
FROM: Angela Gemmer, Principal Planner
SUBJECT: 2024 – 2029 School District Capital Facilities Plans for
Lake Stevens and Lakewood School Districts (CPA24-001)
CC: Haylie Miller, Community Development Director
Chris Holland, Planning Manager

Exhibits:

1. Lake Stevens School District CFP with board resolution and SEPA determination
2. Lakewood School District CFP with board minutes and SEPA determination
3. Marysville School District Enrollment Forecast Memo

Pursuant to MMC 22D.040.030(1), any district serving the City of Marysville shall be eligible to receive school impact fees upon adoption by Marysville City Council of a Capital Facilities Plan (CFP) for the district as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan. Districts' CFPs are reviewed and adopted on a biennial basis. This cycle, the Lake Stevens and Lakewood School Districts have submitted CFPs; however, only Lake Stevens is requesting school impact fees for 2025 – 2026. Due to declining enrollment, the Marysville School District has not submitted a CFP and will also not be requesting impact fees; however, the district furnished an Enrollment Forecast Memo (**Exhibit 3**).

Upon receipt of a district's CFP, the Community Development Department must determine:

1. That the analysis contained within the CFP is consistent with current data developed pursuant to the requirements of the Growth Management Act (GMA).
2. That any school impact fee proposed in the District's CFP has been calculated using the formula contained in MMC 22D.040.050 Table 1.
3. That the CFP has been adopted by the District's board of directors.

Based on a review of the Districts' CFPs, it appears each plan has been prepared pursuant to the requirements of the GMA (RCW 36.70A), the impact fees for Lake Stevens have been calculated using the formula contained in MMC 22D.040.050 Table 1, and the CFPs have been adopted by each district's board of directors.

The following is a breakdown of current and proposed impact fees, as outlined in the Districts' CFPs, applying the 50 percent pursuant to MMC 22D.040.050(1).

Lake Stevens School District	2022 - 2027 (current)	2024 - 2029 (proposed)	Difference
Single-family	\$11,434.00	\$13,730.00	+\$2,296.00
Townhouse/Multiplex	\$2,526.00	\$2,627.00	+\$101.00
Multi-family (studio or one bedroom unit)	\$0.00	\$0.00	\$0.00
Multi-family (two or more bedroom unit)	\$2,526.00	\$741.00	-\$1,785.00
Lakewood School District	2022 - 2027 (current)	2024 - 2029 (proposed)	Difference
Single-family	\$0.00	\$0.00	\$0.00
Multi-family (studio or one bedroom unit)	\$0.00	\$0.00	\$0.00
Multi-family (two or more bedroom unit)	\$0.00	\$0.00	\$0.00

Staff respectfully requests that the Planning Commission review and recommend approval of the Lake Stevens and Lakewood Schools Districts' 2024 – 2029 CFPs at the Public Hearing scheduled for October 22, 2024.

Inspiring Excellence



LAKE STEVENS

School District

2024 – 2029 CAPITAL FACILITIES PLAN

LAKE STEVENS SCHOOL DISTRICT NO. 4

prepared for:

Snohomish County

And

City of Lake Stevens
City of Marysville

Final
July 10, 2024

CAPITAL FACILITIES PLAN

LAKE STEVENS SCHOOL DISTRICT NO. 4

BOARD OF DIRECTORS

Mari Taylor, President
David Iseminger, Vice President
Nina Kim Hanson
Vildan Kirby
Paul Lund

SUPERINTENDENT

Mary Templeton, Ed.D.

This plan is not a static document. It will change as demographics, information and District plans change. It is a “snapshot” of one moment in time.

For information on the Lake Stevens School District Capital Facilities Plan contact Robb Stanton at the District (425) 335-1500

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Appendix B: OSPI Enrollment Forecasting Methodology
Appendix C: OFM Ration Method – 2044 Enrollment Estimate
Appendix D: Student Generation Rates – FLO Analytics
Appendix E: Board Resolution Adopting Capital Facilities Plan
Appendix F: SEPA Checklist and Determination of Non-Significance
Appendix G: Snohomish County General Policy Plan -- Appendix F

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next twenty years (2044), with a more detailed schedule and financing program for capital improvements over the next six years (2024-2029). This CFP is based in large measure on the 2024 Facilities Needs Plan for the Lake Stevens School District.

When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan¹. This part of the plan establishes the criteria for all future updates of the District CFP, which is to occur every two years. This CFP updates the GMA-based Capital Facilities Plan last adopted by the District in 2022.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following required elements:

Element	See Page	Table
Future enrollment forecasts for each grade span (elementary, middle, mid-high and high).	17	5-2
An inventory of existing capital facilities owned by the District, showing the locations and student capacities of the facilities.	12	4-1
A forecast of the future needs for capital facilities and school sites; distinguishing between existing and projected deficiencies.	19 20	6-1 6-2
The proposed capacities of expanded or new capital facilities.	22	6-3

¹ See Appendix F of this CFP

Element	See Page	Table
A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.	22	6-3
A calculation of impact fees to be assessed and support data substantiating said fees.	Appendix A	
A report on fees collected through December 2023 and how those funds were used.	24	6-4

In developing this CFP, the guidelines of Appendix F of the General Policy Plan² were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the State Office of Financial Management (OFM) population forecasts and those of Snohomish County.
- Chapter 30.66C SCC requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP by FLO Analytics (See Appendix C).
- The CFP complies with RCW 36.70A (the Growth Management Act) and, where impact fees are to be assessed, RCW 82.02.
- The calculation methodology for impact fees meets the conditions and test of RCW 82.02. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources if impact fees are not available due to action by the state, county or the cities within their district boundaries.

Adoption of this CFP by reference by the County and cities of Marysville and Lake Stevens constitutes approval of the methodology used herein by those entities.

Overview of the Lake Stevens School District

The Lake Stevens School District is located six miles east of downtown Everett and encompasses most of the City of Lake Stevens as well as portions of unincorporated Snohomish County and a small portion of the City of Marysville. The District is located south of the Marysville School District and north of the Snohomish School District.

The District currently serves a student population of 9,423³ with seven elementary schools, two middle schools, one mid-high school, one high school and one homeschool partnership program (HomeLink).

² See Appendix G of this CFP

³ March 2024 Headcount Report

Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six and seven, the mid-high serves grades eight and nine and the high school serves grades ten through twelve. HomeLink provides programs for students from kindergarten through eighth grade. The District employs over 600 certificated staff members and over 600 classified staff for a total of over 1,200.

Significant Issues Related to Facility Planning in the Lake Stevens School District

The most significant issues facing the Lake Stevens School District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Continued housing growth in the District.
- The need to have unhoused students before becoming eligible for state construction funding.
- The implementation of reduced class sizes at the K-3 level at all elementary schools.
- Uneven distribution of growth across the district and an imbalance in growth in the north and south ends of the district, requiring facilities to balance enrollment.
- Increased critical areas regulations, decreasing the amount of developable area on school sites.
- Discounted school impact fees and changes to how and when these fees are calculated and paid, none of which supports mitigating the true impact of development.
- The need for additional property and lack of suitable sites within Urban Growth Area (UGA) boundaries to accommodate school facilities.
- The elimination of the ability to develop schools outside of UGAs.
- The inability to add temporary capacity with portable classrooms on school sites without costly stormwater and infrastructure improvements.
- Aging school facilities.
- Projected permanent capacity shortfall by 2029 for K-5 of 1,249 students (with no improvements).

These issues are addressed in greater detail in this Capital Facilities Plan.

SECTION 2: DEFINITIONS

Note: Definitions of terms preceded by an asterisk (*) are provided in Chapter 30.9SCC. They are included here, in some cases with further clarification to aid in the understanding of this CFP. Any such clarifications provided herein in no way affect the legal definitions and meanings assigned to them in Chapter 30.9 SCC.

*Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

*Average Assessed Value average assessed value by dwelling unit type for all residential units constructed within the district. These figures are provided by Snohomish County. The current average assessed value for 2024 is \$621,496 for single-family detached residential dwellings; \$175,173 for one-bedroom (*Small*) multi-family units, and \$242,411 for two or more bedroom (*Large*) multi-family units.

*Boeckh Index (See Construction Cost Allocation)

*Board means the Board of Directors of the Lake Stevens School District (“School Board”).

Capital Bond Rate means the annual percentage rate computed against capital (construction) bonds issued by the District. For 2024, a rate of 3.48% is used. (See also “Interest Rate”)

*Capital Facilities means school facilities identified in the District’s capital facilities plan that are “system improvements” as defined by the GMA as opposed to localized “project improvements.”

*Capital Facilities Plan (CFP) means the District’s facilities plan adopted by its school board consisting of those elements required by Chapter 30.66C SCC and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to *this* document, which is consistent with the adopted “2024 Facilities Needs Plan for the Lake Stevens School District,” which is a separate document.

Construction Cost Allocation (formerly the Boeckh Index) means a factor used by OSPI as a guideline for determining the area cost allowance for new school construction. The Index for the 2024 Capital Facilities Plan is \$375.00, as provided by OSPI.

*City means City of Lake Stevens and/or City of Marysville.

*Council means the Snohomish County Council and/or the Lake Stevens or Marysville City Council.

*County means Snohomish County.

*Commerce means the Washington State Department of Commerce.

*Developer means the proponent of a development activity, such as any person or entity that owns or holds purchase options or other development control over property for which development activity is

proposed.

*Development means all subdivisions, short subdivisions, conditional use or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar uses) and other applications requiring land use permits or approval by Snohomish County, the City of Lake Stevens and/or City of Marysville.

*Development Activity means any residential construction or expansion of a building, structure or use of land or any other change of building, structure or land that creates additional demand and need for school facilities but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units. Also excluded from this definition is “Housing for Older Persons” as defined by 46 U.S.C. § 3607, when guaranteed by a restrictive covenant, and new single-family detached units constructed on legal lots created prior to May 1, 1991.

*Development Approval means any written authorization from the County and/or City, which authorizes the commencement of a development activity.

*Director means the Director of the Snohomish County Department of Planning and Development Services (PDS), or the Director’s designee.

District means Lake Stevens School District No. 4.

*District Property Tax Levy Rate (Capital Levy) means the District's current capital property tax rate per thousand dollars of assessed value. For this Capital Facilities Plan, the assumed levy rate is .00120.

*Dwelling Unit Type means (1) single-family detached residences, (2) townhomes and multiplex units (duplexes, triplexes and quadplexes) and (3) multi-family apartment or condominium units.

*Encumbered means school impact fees identified by the District to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

*Estimated Facility Construction Cost means the planned costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs. If the District does not have this cost information available, construction costs of school facilities of the same or similar grade span within another District are acceptable.

*FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at the District’s schools. A student is considered one FTE if they are enrolled for the equivalent of a full schedule each full day.

*GFA (per student) means the Gross Floor Area per student.

*Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle, mid-high and high school).

Growth Management Act (GMA) - means the Growth Management Act (RCW 36.70A).

*Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index. For this Capital Facilities Plan an assumed rate of 3.48% is used, as provided by Snohomish County. (See also “Capital Bond Rate”)

*Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the District. In 2024 the District estimates land costs to average \$200,000 per acre.

*Multi-Family Dwelling Unit means any residential dwelling unit that is not a single-family unit as defined by Chapter 30.66C. SCC³

*OFM means Washington State Office of Financial Management.

*OSPI means Washington State Office of the Superintendent of Public Instruction.

*Permanent Facilities means school facilities of the District with a fixed foundation.

*R.C.W. means the Revised Code of Washington (a state law).

*Relocatable Facilities (also referred to as temporary classrooms or portables) means factory-built structures, transportable in one or more sections, which are designed to be used as an education space and are needed:

- to prevent the overbuilding of school facilities,
- to meet the needs of service areas within the District, or
- to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

*Relocatable Facilities Cost means the total cost, based on actual costs incurred by the District, for purchasing and installing portable classrooms.

*Relocatable Facilities Student Capacity means the rated capacity for a typical portable classroom used for a specified grade span.

*School Impact Fee means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve the new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

*SEPA means the State Environmental Policy Act (RCW 43.21C).

*Single-Family Dwelling Unit means any detached residential dwelling unit designed for occupancy by a single-family or household.

*Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population and other factors as identified in the District's capital facilities plan. The District's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities that are used as temporary facilities or from any specialized facilities housed in relocatable facilities.

*State Match Percentage means the proportion of funds that are provided to the District for specific capital projects from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the maximum percentage of the total project eligible to be paid by the State.

*Student Factor (Student Generation Rate [SGR]) means the number of students of each grade span (elementary, middle, mid-high and high school) that the District determines are typically generated by different dwelling unit types within the District⁴. Each District will use a survey or statistically valid methodology to derive the specific student generation rate, provided that the survey or methodology is approved by the Snohomish County Council as part of the adopted capital facilities plan for each District. (See Appendix C)

*Subdivision means all small and large lot subdivisions as defined in Section 30.41 of the Snohomish County Code.

*Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time, at least a full class of up to 30 students. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

*Unhoused Students means District enrolled students who are housed in portable or temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

*WAC means the Washington Administrative Code.

⁴ For purposes of calculating Student Generation Rates, assisted living or senior citizen housing are not included.

SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards that typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). Educational Program Standards are the same as the minimum level of service as required by Appendix F of the Growth Management Comprehensive Plan.

In addition, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, English as a second language, remediation, alcohol and drug education, preschool and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Examples of special programs offered by the Lake Stevens School District at specific school sites include:

- Behavioral Program
- Bilingual Program
- Career and Technical Education
- Community Education
- Conflict Resolution
- Contract-Based Learning
- Credit Retrieval
- Drug Resistance Education
- Early Learning Center, which includes ECEAP and developmental preschool
- Full-day Kindergarten
- Highly Capable
- Home School Parent Partnership (HomeLink)
- Language Assistance Program (LAP)
- Life Skills Self-Contained Program
- Multi-Age Instruction
- Multi-tiered Systems of Support
- Occupational and Physical Therapy
- Online Distance Learning
- Running Start
- Speech and Language Pathologists
- Structured Learning Center Self-Contained Program
- Summer School
- Title 1
- Title 2

Variations in student capacity between schools are often a result of what special or nontraditional

programs are offered at specific schools. These special programs require classroom space, which can reduce the regular classroom capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program requirements will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, state funding levels and use of new technology, as well as other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

In addition, districts are wrestling with the outcomes from the McCleary decision and additional funding and requirements from OSPI and the state Legislature. Many of these outcomes, like full-day kindergarten and reduced class sizes at the elementary level and new graduation requirements at the high school level can have significant impacts to the use of facilities. These will need to be incorporated into the District's facility capacities and uses.

The District's minimum educational program requirements, which directly affect school capacity, are outlined below for the elementary, middle, mid-high and high school grade levels.

Educational Program Standards for Elementary Grades

- Average class size for kindergarten should not exceed **23** students.
- Average class size for grades 1-3 should not exceed **25** students.
- Average class size for grades 4-5 should not exceed **27** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is **12** students.
- All students will be provided music instruction in a separate classroom.
- Optimum design capacity for new elementary schools is 650 students. However, the actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards for Middle, Mid-High and High Schools

- Class size for secondary grade (6-12) regular classrooms should not exceed **30** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is 12 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 83% at the high school, mid-high and middle school levels.
- Some Special Education services for students will be provided in a self-contained classroom.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Resource Rooms (i.e., computer labs, study rooms).
 - Special Education Classrooms.

- Program Specific Classrooms:
 - Music
 - Physical Education
 - Drama
 - Family and Consumer Sciences
 - Art
 - Career and Technical Education

Optimum design capacity for new middle schools is 750 students. Optimum design capacity for new high schools is 2,000 students. The actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Program Standards

The Lake Stevens School District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system.

The Lake Stevens School District has set minimum educational program standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are 27 or fewer students in a majority of K-5 classrooms, the standards have been met; if there are 30 or fewer students in a majority of 6-12 classrooms, the minimum standards have been met. The Lake Stevens School District meets these standards at all grade levels.

Table 3-1 – Minimum Educational Program Standards (MEPS) Met

Grade Level	Classrooms Meeting MLOS	Total Classrooms	% Meeting MEPS
Total Elementary	180	186	97%
Total Secondary	188	196	96%
District Total	368	382	96%

It should be noted that the minimum educational program standard is just that, a minimum, and not the desired or accepted operating standard. Also, portables are used to accommodate students within District standards, but are not considered a permanent solution. (See Chapter 4).

SECTION 4: CAPITAL FACILITIES INVENTORY

Capital Facilities

Under GMA, public entities are required to inventory capital facilities used to serve the existing populations. Capital facilities are defined as any structure, improvement, piece of equipment, or other major asset, including land that has a useful life of at least ten years. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate future demand (student enrollment) at acceptable or established levels of service. This section provides an inventory of capital facilities owned and operated by the Lake Stevens School District including schools, portables, developed school sites, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3). A map showing locations of District school facilities is provided as Figure 1.

Schools

The Lake Stevens School District includes: seven elementary schools grades K-5, two middle schools grades 6-7, one mid-high school grades 8-9, one high school grades 10-12, and an alternative K-8 home school partnership program (HomeLink).

The Office of the Superintendent of Public Instruction (OSPI) calculates school capacity by dividing gross square footage of a building by a standard square footage per student. This method is used by the State as a simple and uniform approach for determining school capacity for purposes of allocating available State Match Funds to school districts for school construction. However, this method is not considered an accurate reflection of the capacity required to accommodate the adopted educational program of each individual district. For this reason, school capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted education program. These capacity calculations were used to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 4-1.

Table 4-1 – School Capacity Inventory

School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations - Regular	Teaching Stations - SPED	Perm. Student Capacity*	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Elementary Schools								
Glenwood Elementary	9.0	50,513	22	2	474	599	1992	Yes
Highland Elementary	8.7	53,725	20	2	440	590	1999	Yes
Hillcrest Elementary	15.0	55,571	22		484	779	2008	Yes
Mt. Pilchuck Elementary	22.0	55,282	22	2	490	565	2008	Yes
Skyline Elementary	15.0	52,417	19	4	439	539	1992	Yes
Stevens Creek Elementary	20.0	83,244	26	2	574	624	2018	Yes
Sunnycrest Elementary	15.0	50,592	24		519	619	2009	Yes
Elementary Total	104.7	401,344	155	12	3,420	4,315		
Middle Schools								
Lake Stevens Middle School	25.0	86,206	26	5	637	829	1996	Yes
North Lake Middle School	15.0	91,516	34	2	787	887	2001	Yes
Middle School Total	40.0	177,722	60	7	1,424	1,716		
Mid-High								
Cavelero Mid-High School	37.0	225,612	62	8	1,484	1,529	2007	Yes
Mid-High Total	37.0	225,612	62	8	1,484	1,529		
High Schools								
Lake Stevens High School	38.0	312,598	86	6	1,997	1,997	2021	Yes
High School Total	38.0	312,598	86	6	1,997	1,997		
District Totals	219.7	1,117,276	363	33	8,325	9,557		

*Note: Student Capacity is exclusive of portables and includes adjustments for special programs.

Leased Facilities

The District does not lease any permanent classrooms.

Relocatable Classrooms (Portables)

Portables are used as temporary classroom space to house students until funding can be secured to construct permanent classroom facilities. Portables are not viewed by the District as a solution for housing students on a permanent basis. The Lake Stevens School District currently uses 92 portable classrooms at various school sites throughout the District to provide temporary capacity for K-12 students. This compares with 75 portables used in 2020. A typical portable classroom can provide capacity for a full-size class of students. Current use of portables throughout the District is summarized in Table 4-2.

Table 4-2 – Portables

School Name	Portable Classrooms	Capacity in Portables	Remaining Useful Life	Portable Area (ft ²)
<u>ELEMENTARY SCHOOLS</u>				
Glenwood	10	125	Good/excellent	8,960
Highland	10	150	Good	8,960
Hillcrest	21	295	Good/excellent	18,816
Mt. Pilchuck	9	75	Good	8,064
Skyline	11	100	Good/excellent	9,856
Stevens Creek	2	50	Excellent	1,792
Sunnycrest	7	100	Good	6,272
Elementary Total	70	895		62,720
<u>MIDDLE SCHOOLS</u>				
Lake Stevens Middle	11	192	Good	9,856
North Lake Middle	9	100	Good	8,064
Middle Schools Total	20	292		17,920
<u>MID-HIGH SCHOOL</u>				
Cavelero Mid-High	2	45	Excellent	1,792
Mid-High Total	2	45		1,792
<u>HIGH SCHOOL</u>				
Lake Stevens High School	0	0		0
High School Total	0	0		0
District K-12 Total	92	1,232		82,432

The District will continue to purchase or move existing portables, as needed, to cover the gap between the time that families move into new residential developments and the time the District is able to complete construction on permanent school facilities.

Support Facilities

In addition to schools, the Lake Stevens School District owns and operates additional facilities that provide operational support functions to the schools. An inventory of these facilities is provided in Table 4-3.

Table 4-3 – Support Facilities

Facility	Site Acres	Building Area (sq.ft.)
Education Service Center	1.4	14,771
Grounds	1.0	2,788
Maintenance	1.0	5,724
Transportation	6.0	15,589
Support Facility Total	9.4	38,872

Land Inventory

The Lake Stevens School District owns four undeveloped sites described below:

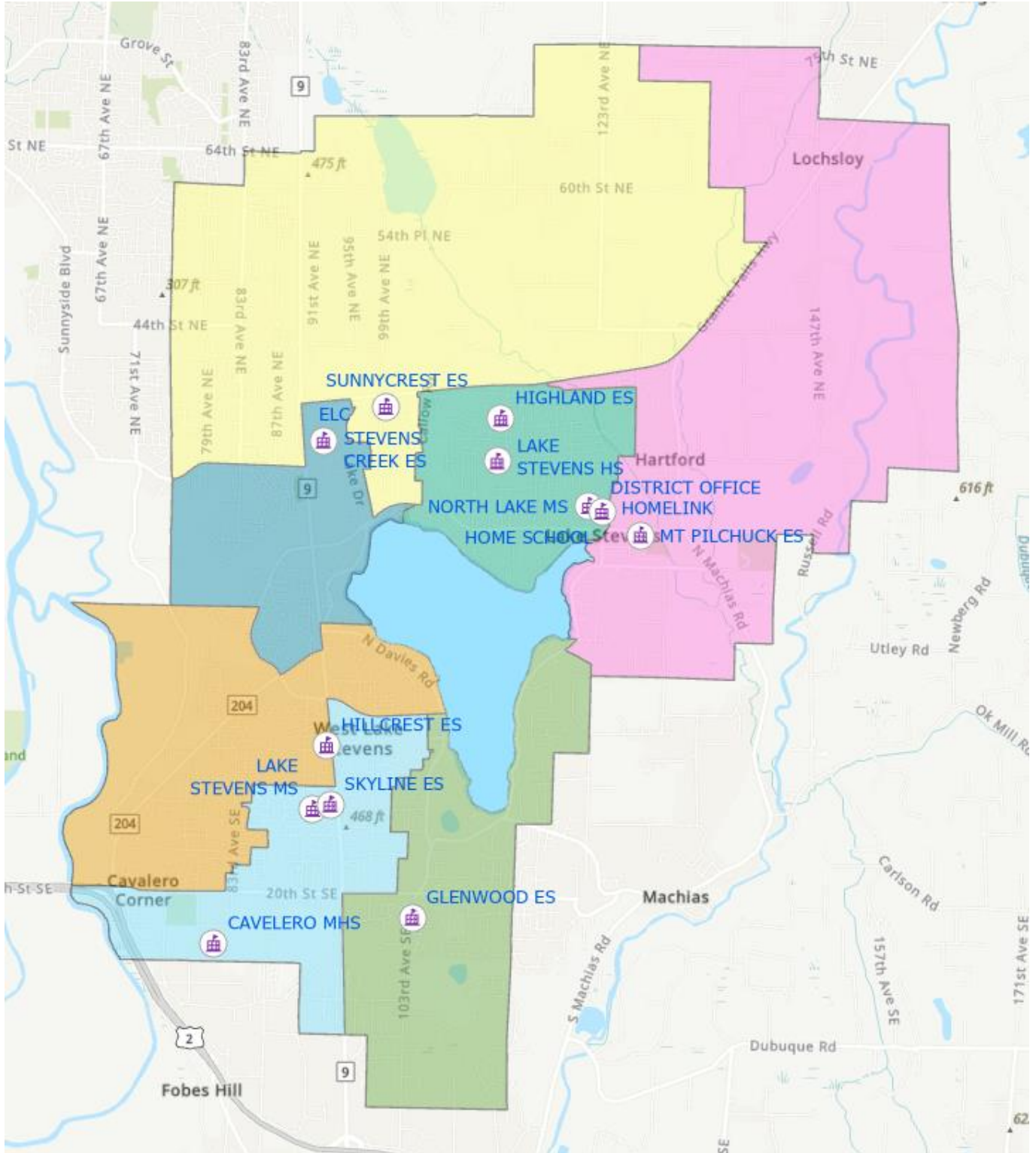
Ten acres located in the northeast area of the District (Lochsloy area), west of Highway 92. This site will eventually be used for an elementary school (beyond the year 2029). It is presently used as an auxiliary sports field.

An approximately 35-acre site northeast of the intersection of Highway 9 and Soper Hill Road bordered by Lake Drive on the east. This is the site of the district's newest elementary school and early learning center. The remainder of the site is planned for a future school.

A parcel of approximately 23 acres located at 20th Street SE and 83rd Street. This property was donated to the School District for an educational facility. The property is encumbered by wetlands and easements, leaving less than 10 available acres. It is planned to be a future elementary school.

A 2.42-acre site (Jubb Field) located in an area north of Highway #92 is used as a small softball field. It is not of sufficient size to support a school.

Figure 1 – Map of District Facilities

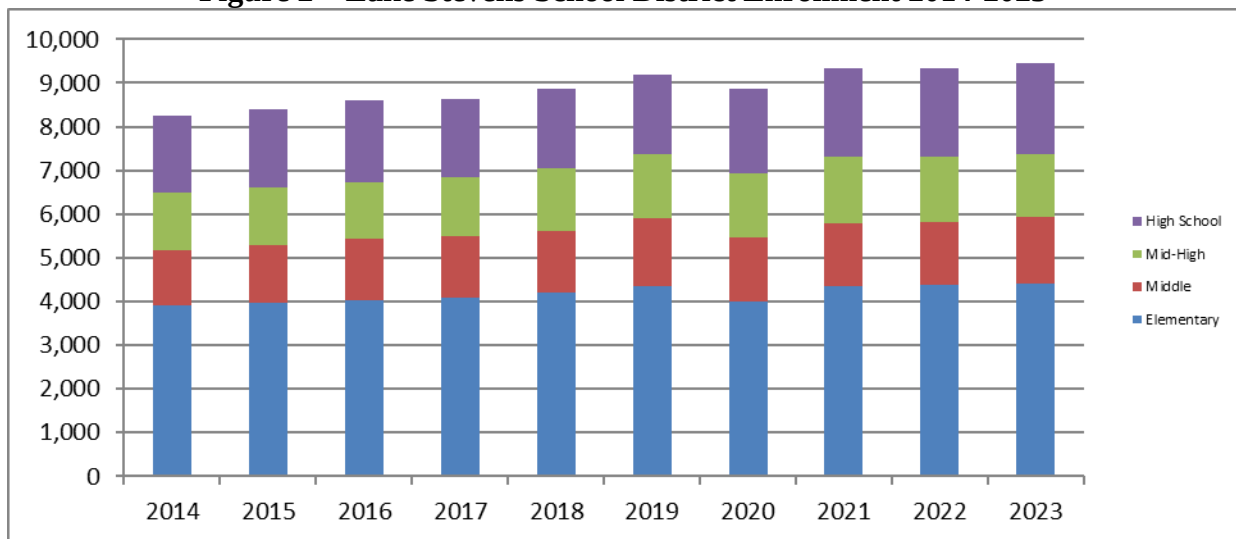


SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Historic Trends and Projections

Student enrollment in the Lake Stevens School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between 2014 and 2023, student enrollment increased by 1,193 students, over 14%. The District has been and is projected to continue to be one of the fastest growing districts in Snohomish County based on the OFM-based population forecast. Population is estimated by the County to rise from 50,461 in 2020 to almost 67,294 in Year 2044, an increase of 33%.

Figure 2 – Lake Stevens School District Enrollment 2014-2023



Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, economic conditions and demographic trends in the area affect the estimates. Monitoring population growth for the area is an essential yearly activity in the ongoing management of the capital facilities plan. In the event enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Table 5-1 shows enrollment growth from 2014 to 2023 according to OSPI and District records.

Table 5-1 - Enrollment 2014-2023

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Elementary	3,917	3,971	4,030	4,083	4,207	4,362	3,998	4,354	4,372	4,397
Middle	1,261	1,314	1,398	1,405	1,414	1,556	1,468	1,426	1,450	1,527
Mid-High	1,318	1,331	1,312	1,344	1,426	1,448	1,476	1,524	1,497	1,447
High School	1,757	1,776	1,871	1,814	1,828	1,834	1,912	2,021	2,020	2,075
Total	8,253	8,392	8,611	8,646	8,875	9,200	8,854	9,325	9,339	9,446

Note that the District's enrollment dropped by 346 students (3.8%) in 2020. In 2020, education was mostly held remotely due to the COVID-19 pandemic, and many districts experienced enrollment

declines. Unlike many districts, however, enrollment in Lake Stevens bounced back up by 471 students (5.3%) in 2021 and enrollment has continued to grow since.

The District has used either a Ratio Method for its projections or accepted the projections from the State Office of the Superintendent of Public Instruction (OSPI). The Ratio Method (See Appendix C) estimates future enrollments as a percentage of total population, which is tracked for past years, with assumptions being made for what this percentage will be in future years. Between 2010-2023, the average percentage was 18.46%. For future planning, a level rate of 17.41% was used through 2029 and for Year 2044. These assumptions recognize a trend toward lower household sizes offset by significant growth anticipated in the Lake Stevens area. OSPI methodology uses a modified cohort survival method which is explained in Appendix B.

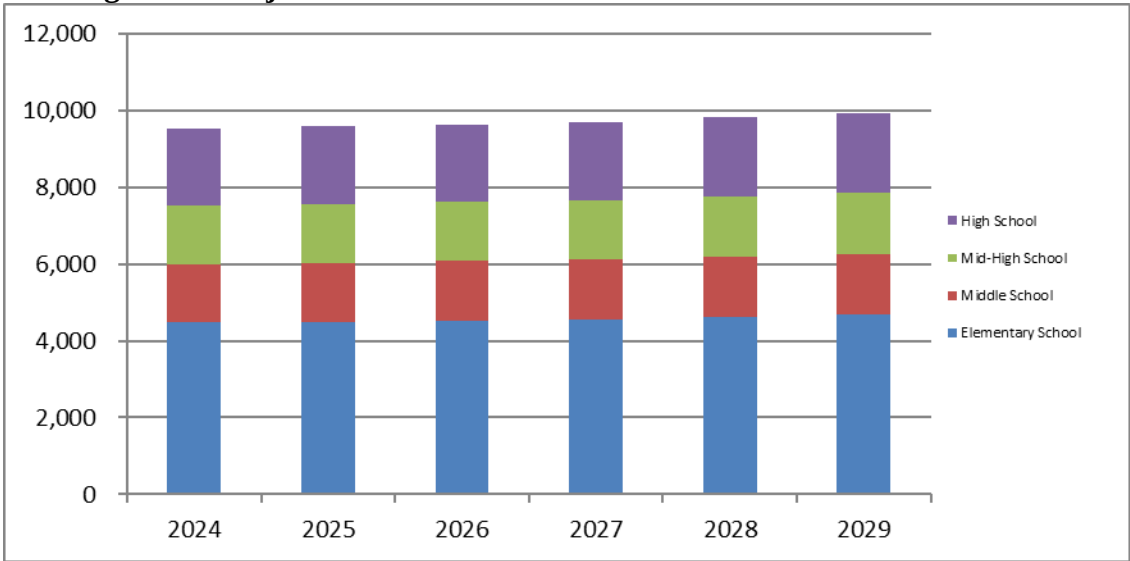
Ratio Method estimates are found in Table 5-2. These have been adopted as part of this Capital Facilities Plan.

Table 5-2 - Projected Enrollment 2024-2029

	2023*	2024	2025	2026	2027	2028	2029
Elementary School	4,397	4,469	4,499	4,528	4,557	4,613	4,669
Middle School	1,527	1,521	1,531	1,541	1,551	1,570	1,589
Mid-High School	1,447	1,521	1,531	1,541	1,551	1,570	1,589
High School	2,075	1,997	2,010	2,023	2,036	2,061	2,086
Total	9,446	9,508	9,571	9,633	9,695	9,814	9,933

*October 2023 Headcount

Figure 3 - Projected Lake Stevens School District Enrollment 2024-2029



In summary, the Ratio Method estimates that headcount enrollment will total 9,933 students in 2029. This represents a 5.2% increase over 2023. The District accepts the Ratio Method estimate for its 2024 CFP planning.

2044 Enrollment Projection

The District projects a 2044 student enrollment of 11,716 based on the Ratio method. (OSPI does not

forecast enrollments beyond 2029). The forecast is based on the County’s OFM-based population forecast of 67,294 in the District. Although student enrollment projections beyond 2029 are highly speculative, they are useful for developing long-range comprehensive facilities plans. These long-range enrollment projections may also be used in determining future site acquisition needs.

Table 5-3 - Projected 2044 Enrollment

Grade Span	Projected 2044 FTE Student Enrollment
Elementary (K-5)	5,467
Middle (6-7)	1,883
Mid-High (8-9)	1,878
High (10-12)	2,488
District Total (K-12)	11,716

The 2044 estimate represents a 24% increase over 2023 enrollment levels. The total population in the Lake Stevens School District is forecasted to rise by 24%. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle school, mid-high school and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle, mid-high and high school levels.

Again, the 2044 estimates are highly speculative and are used only for general planning purposes. Analysis of future facilities and capacity needs is provided in Section 6 of this Capital Facilities Plan.

SECTION 6: CAPITAL FACILITIES PLAN

Existing Deficiencies

Current enrollment at each grade level is identified in Table 5-2. The District currently (2023) has 977 unhoused students at the elementary level, 103 unhoused students at the middle school level and 78 unhoused students at the high school level. It has excess capacity (37) at the mid-high school.

Facility Needs (2024-2029)

Projected available student capacity was derived by subtracting projected student enrollment from 2023 permanent school capacity (excluding portables) for each of the six years in the forecast period (2024-2029). The District's enrollment projections in Table 5-2 have been applied to the existing capacity (Table 4-1). If no capacity improvements were to be made by the year 2029 the District would be over capacity at the elementary level by 1,249 students, 165 students at the middle school level, 105 students at the mid-high school and 89 students at the high school.

These projected future capacity needs are depicted on Table 6-1. This table compares actual future space needs with the portion of those needs that are "growth related." RCW 82.02 and Chapter 30.66C SCC mandate that new developments cannot be assessed impact fees to correct existing deficiencies. Thus, any capacity deficiencies existing in the District in 2021 must be deducted from the total projected deficiencies before impact fees are assessed.

Table 6-1 - Projected Additional Capacity Needs 2024 – 2029

Grade Span	2023 *	2024	2025	2026	2027	2028	2029
Elementary (K-5)							
Permanent capacity	3,420	3,420	3,420	3,420	3,420	3,420	3,420
Enrollment	4,397	4,469	4,498	4,528	4,557	4,613	4,669
Capacity Surplus/(Deficit)	(977)	(1,049)	(1,078)	(1,108)	(1,137)	(1,193)	(1,249)
Growth Related		(72)	(101)	(131)	(160)	(216)	(272)
Middle School (6-7)							
Permanent capacity	1,424	1,424	1,424	1,424	1,424	1,424	1,424
Enrollment	1,527	1,521	1,531	1,541	1,551	1,570	1,589
Capacity Surplus/(Deficit)	(103)	(97)	(107)	(117)	(127)	(146)	(165)
Growth Related		0	(4)	(14)	(24)	(43)	(62)
Mid-High (8-9)							
Permanent capacity	1,484	1,484	1,484	1,484	1,484	1,484	1,484
Enrollment	1,447	1,521	1,531	1,541	1,551	1,570	1,589
Capacity Surplus/(Deficit)	37	(37)	(47)	(57)	(67)	(86)	(105)
Growth Related		(74)	(84)	(94)	(104)	(123)	(142)
High School (10-12)							
Permanent capacity	1,997	1,997	1,997	1,997	1,997	1,997	1,997
Enrollment	2,075	1,997	2,010	2,023	2,036	2,061	2,086
Capacity Surplus/(Deficit)	(78)	0	(13)	(26)	(39)	(64)	(89)
Growth Related		0	0	0	0	0	(11)

* October 2023 enrollment

Figures assume no capital improvements.

Forecast of Future Facility Needs through 2044

Additional elementary, middle, mid-high and high school classroom space will need to be constructed between 2022 and 2044 to meet the projected student population increase. The District will have to purchase additional school sites to facilitate growth during this time frame. By the end of the six-year forecast period (2027), additional permanent student capacity will be needed as follows:

Table 6-2 –Additional Capacity Need 2029 & 2044

Grade Level	2024 Capacity	2029 Enrollment	2029 Additional Capacity Needed	2044 Enrollment	2044 Additional Capacity Needed
Elementary	3,420	4,669	1,249	5,467	2,047
Middle School	1,424	1,589	165	1,883	459
Mid-High	1,484	1,589	105	1,878	394
High School	1,997	2,086	89	2,488	491
Total	8,325	9,933	1,608	11,716	3,391

Planned Improvements (2024-2029)

The following is a brief outline of those projects likely needed to accommodate unhoused students in the Lake Stevens School District through the Year 2029 based on OSPI enrollment projections.

Elementary Schools: Based upon current enrollment estimates, elementary student population will increase to the level of requiring two new elementary schools. The CFP reflects acquisition of land for two schools and the construction of one new elementary and expansion of two existing elementaries in 2026 and 2027, although the exact timing is unknown at this time.

Middle Schools: Based upon current enrollment estimates, middle school student population will increase to the level of requiring an expansion of an existing middle school. The CFP reflects the expansion of a middle school in 2027, although the exact timing is unknown at this time.

Interim Classroom Facilities (Portables): Additional portables will be purchased in future years, as needed. However, it remains a District goal to house all students in permanent facilities.

Site Acquisition and Improvements: Two additional elementary school sites will be needed in areas where student growth is taking place. The 10-acre Lochsloy property is in the far corner of the district, not in an area of growth and will not meet this need. Affordable land suitable for school facilities will be difficult to acquire.

Support Facilities

The District has added a satellite pupil transportation lot at Cavelero Mid High to support the growing needs for the district. This is a temporary measure until a site can be acquired and a new, larger pupil transportation center can be built.

Capital Facilities Six-Year Finance Plan

The Six Year Finance Plan shown on Table 6-3 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2024-2029. The financing components include bond issue(s), state match funds, school mitigation and impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since the latter are generally not appropriate for impact fee funding. The financing plan and impact fee calculation formula also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.

Table 6-3 – 2024-2029 Capital Facilities Plan

Estimated Project Cost by Year (In \$Millions)	2024	2025	2026	2027	2028	2029	Total	Local Cost*	State Match
Improvements Adding Student Capacity									
Elementary									
Site Acquisition									
Acres				20			20		
Purchase Cost				\$ 4.00			\$ 4.00	\$ 4.00	\$ -
Capacity Addition				1300			1300		
Relocatable Facilities Cost							\$ -	\$ -	
Capacity Addition							0		
Construction Cost			\$148.90	\$ 70.70			\$219.60	\$187.10	\$32.50
Capacity Addition			850	125			975		
Middle									
Site Acquisition									
Acres							-		
Purchase Cost							\$ -	\$ -	\$ -
Capacity Addition							-		
Relocatable Facilities Cost		\$ 0.25	\$ 0.25				\$ 0.50	\$ 0.50	\$ -
Capacity Addition		50	50				100		
Construction Cost				\$ 98.80			\$ 98.80	\$ 71.50	\$27.30
Capacity Addition				200			200		
Mid-High									
Site Acquisition									
Acres							-		
Purchase Cost							\$ -	\$ -	\$ -
Capacity Addition							-		
Relocatable Facilities Cost		\$ 0.25		\$ 0.50			\$ 0.75	\$ 0.75	\$ -
Capacity Addition		50		100			150		
Construction Cost							\$ -	\$ -	\$ -
Capacity Addition							-		
High School									
Site Acquisition									
Acres							-		
Purchase Cost							\$ -	\$ -	\$ -
Capacity Addition							-		
Relocatable Facilities Cost							\$ -	\$ -	\$ -
Capacity Addition							0		
Construction Cost				\$ 27.70			\$ 27.70	\$ 27.70	\$ -
Capacity Addition				200			200		
Student Capacity Total Cost	\$-	\$ -	\$ 148.9	\$ 201.2	\$-	\$-	\$ 350.1	\$ 290.3	\$ 59.8
Improvements Not Adding Student Capacity									
Elementary									
Construction Cost							\$ -	\$ -	\$ -
Middle									
Construction Cost							\$ -	\$ -	\$ -
Mid-High									
Construction Cost							\$ -	\$ -	\$ -
High School									
Construction Cost							\$ -	\$ -	\$ -
District-wide Improvements									
Construction Cost		\$13.30	\$ 7.40	\$ 7.00			\$ 27.70	\$ 27.70	\$ -
Non-Student Capacity Total Cost	\$-	\$13.30	\$ 7.40	\$ 7.00	\$-	\$-	\$ 27.70	\$ 27.70	\$ -
Elementary (including land acquisition)	\$-	\$ -	\$148.90	\$ 74.70	\$-	\$-	\$223.60	\$191.10	\$32.50
Middle	\$-	\$ 0.25	\$ 0.25	\$ 98.80	\$-	\$-	\$ 99.30	\$ 72.00	\$27.30
Mid-High	\$-	\$ 0.25	\$ -	\$ 0.50	\$-	\$-	\$ 0.75	\$ 0.75	\$ -
High School	\$-	\$ -	\$ -	\$ 27.70	\$-	\$-	\$ 27.70	\$ 27.70	\$ -
District Wide	\$-	\$13.30	\$ 7.40	\$ 7.00	\$-	\$-	\$ 27.70	\$ 27.70	\$ -
Annual Total	\$-	\$13.80	\$156.55	\$208.70	\$-	\$-	\$379.05	\$319.25	\$59.80

*Local Costs include funds currently available, impact fees to be collected and bonds or levies not yet approved.

General Obligation Bonds: Bonds are typically used to fund the construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. A capital improvements bond for \$116,000,000 was approved by the electorate in February 2016. Funds have been used to construct a new elementary school and modernize Lake Stevens High School, as well as fund other non-growth-related projects.

The total costs of the growth-related projects outlined in Table 6-3 represent recent and current bids per information obtained through OSPI, the District's architect and neighboring school districts that have recently or are planning to construct classroom space. An escalation factor of 5.5% per year has been applied out to 2029.

State Match Funds: State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominately from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for State matching funds for a specific capital project. To qualify, a project must first meet State-established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State for eligible projects.

State Match Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because state matching funds are dispersed after a district has paid its local share of the project, matching funds from the State may not be received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the project with local funds. When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing state match, the District has historically received approximately 30% of the actual cost of school construction in state matching funds. For its 2024 CFP, the District assumes a 30% match.

School Impact Fees: Development impact fees have been adopted by several jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificates of occupancy are issued.

Impact fees have been calculated utilizing the formula in Chapter 30.66C SCC. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (portables). Credits have also

been applied in the formula to account for state match funds to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity or which address existing deficiencies have been eliminated from the variables used in the calculations. Only capacity improvements are eligible for impact fees.

Shown on Table 6-4, since 2012 the Lake Stevens School District has collected and expended the following impact fees:

Table 6-4 – Impact Fee Revenue and Expenditures

Year	Revenue	Expenditure
2023	\$ 2,782,209	\$ 1,889,623
2022	\$ 3,007,540	\$ 2,204,707
2021	\$ 3,855,167	\$ 4,334,823
2020	\$ 4,438,497	\$ 5,235,528
2019	\$ 4,483,964	\$ 4,177,428
2018	\$ 1,760,609	\$ 4,076,918
2016	\$ 1,595,840	\$ 1,872,014
2014	\$ 698,188	\$ 1,389,784
2013	\$ 1,005,470	\$ 22,304
2012	\$ 1,526,561	\$ -
Total	\$25,154,045	\$25,203,129

The law allows ten years for collected dollars to be spent.

By ordinance, new developments cannot be assessed impact fees to correct existing deficiencies. Thus, existing capacity deficiencies must be deducted from the total projected deficiencies in the calculation of impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since non-capacity improvements are not eligible for impact fee funding. The financing plan and impact fee calculation also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs (Table 6-1). From this process, the District can develop a plan that can be translated into a bond issue package for submittal to District voters, if deemed appropriate.

Table 6-5 presents an estimate of the permanent capacity impacts of the proposed capital construction projects. This does not take into consideration temporary facilities for the reasons stated earlier.

Table 6-5 – Projected Growth-Related Capacity (Deficit) After Programmed Improvements

2023	Elementary	Middle	Mid-High	High School
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity				
Capacity After Improvement	3,420	1,424	1,484	1,997
Current Enrollment	4,397	1,527	1,447	2,075
Surplus (Deficit) After Improvement	(977)	(103)	37	(78)
2024	Elementary	Middle	Mid-High	High School
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,420	1,424	1,484	1,997
Projected Enrollment	4,469	1,521	1,521	1,997
Surplus (Deficit) After Improvement	(1,049)	(97)	(37)	0
2025	Elementary	Middle	Mid-High	High School
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,420	1,424	1,484	1,997
Projected Enrollment	4,498	1,531	1,531	2,010
Surplus (Deficit) After Improvement	(1,078)	(107)	(47)	(13)
2026	Elementary	Middle	Mid-High	High School
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity	850	200	0	0
Capacity After Improvement	4,270	1,624	1,484	1,997
Projected Enrollment	4,528	1,541	1,541	2,023
Surplus (Deficit) After Improvement	(258)	83	(57)	(26)
2027	Elementary	Middle	Mid-High	High School
Existing Capacity	4,270	1,624	1,484	1,997
Programmed Improvement Capacity	125	0	0	200
Capacity After Improvement	4,395	1,624	1,484	2,197
Projected Enrollment	4,557	1,551	1,551	2,036
Surplus (Deficit) After Improvement*	(162)	73	(67)	161
2028	Elementary	Middle	Mid-High	High School
Existing Capacity	4,395	1,624	1,484	2,197
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	4,395	1,624	1,484	2,197
Projected Enrollment	4,613	1,570	1,570	2,061
Surplus (Deficit) After Improvement*	(218)	54	(86)	136
2029	Elementary	Middle	Mid-High	High School
Existing Capacity	4,395	1,624	1,484	2,197
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	4,395	1,624	1,484	2,197
Projected Enrollment	4,669	1,589	1,589	2,086
Surplus (Deficit) After Improvement	(274)	35	(105)	111

Impact Fee Calculation Criteria**1. Site Acquisition Cost Element**

Site Size: The site size given the optimum acreage for each school type based on studies of existing school sites OSPI standards. Generally, districts will require 11-15 acres for an elementary school; 25-30 acres for a middle school or junior high school; and 40 acres or more for a high school. Actual school sites may vary in size depending on the size of parcels available for sale and other site development

constraints, such as wetlands. It also varies based on the need for athletic fields adjacent to the school along with other specific planning factors.

This space for site size on the Variable Table contains a number only when the District plans to acquire additional land during the six-year planning period, 2024 - 2029. As noted previously, the District will need to acquire two additional elementary school sites between 2024 and 2029.

Average Land Cost Per Acre: The cost per acre is based on estimates of land costs within the District, based either on recent land purchases or by its knowledge of prevailing costs in the particular real estate market. Prices per acre will vary throughout the County and will be heavily influenced by the urban vs. rural setting of the specific district and the location of the planned school site. The Lake Stevens School District estimates its vacant land costs to be \$200,000 per acre. Until a site is located for acquisition, the actual purchase price is unknown. Developed sites, which sometimes must be acquired adjacent to existing school sites, can cost well over the \$200,000 per acre figure.

Facility Design Capacity (Student FTE): Facility design capacities reflect the District’s optimum number of students each school type is designed to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The Lake Stevens School District designs new elementary schools to accommodate 650 students, new middle schools 750 students and new high schools 2,000 students.

Student Factor: The student factor (or student generation rate) is the average number of students generated by each housing type – in this case: single-family detached dwellings and multiple- family dwellings. Multiple-family dwellings, which may be rental or owner-occupied units within structures containing two or more dwelling units, were broken out into townhomes/multiplexes and multifamily apartment and condominium units. Pursuant to a requirement of Chapter 30.66C SCC, each school district was required to conduct student generation studies within their jurisdictions. A description of this methodology is contained in Appendix C. FLO Analytics performed the analysis. The student generation rates for the Lake Stevens School District are shown on Table 6-6.

Table 6-6 – Student Generation Rates

2024					
Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family Detached	0.370	0.110	0.090	0.117	0.687
Townhome/Multiplex (2,3,4)	0.086	0.025	0.012	0.018	0.141
Multifamily, 0-1 bedroom	0.000	0.000	0.000	0.000	0.000
Multifamily, 2+ bedroom	0.035	0.015	0.004	0.027	0.081

2022					
Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.348	0.091	0.090	0.101	0.630
Multiple Family, 0-1 Bedroom	0.000	0.000	0.000	0.000	0.000
Multiple Family, 2+ Bedroom	0.092	0.031	0.000	0.023	0.146

Note: Townhomes were included in the Multifamily 2+ category prior to 2024.

The table also shows the Student Generation rates from the 2022 CFP. Per the report from FLO Analytics: “The multifamily category includes all structures with five or more housing units and

structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code." After several years of decline in the student generation rates, the 2024 report shows an increase in most grade levels for most housing types.

2. School Construction Cost Variables

Additional Building Capacity: These figures are the actual capacity additions to the Lake Stevens School District that will occur because of improvements listed on Table 6-3 (Capital Facilities Plan).

Current Facility Square Footage: These numbers are taken from Tables 4-1 and 4-2. They are used in combination with the "Existing Portables Square Footage" to apportion the impact fee amounts between permanent and temporary capacity figures in accordance with Chapter 30.66C. SCC.

Estimated Facility Construction Cost: The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. The facility cost is the total cost for construction projects as defined on Table 6-3, including only capacity related improvements and adjusted to the "growth related" factor. Projects or portions of projects that address existing deficiencies (which are those students who are un-housed as of October 2023) are not included in the calculation of facility cost for impact fee calculation.

Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary and can represent 10% or more of the total building construction cost.

3. Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of portables to help relieve capacity deficiencies on a temporary basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent versus temporary space allocations by the district.

Existing Units: This is the total number of existing portables in use by the district as reported on Table 4-2.

New Facilities Required Through 2029: This is the estimated number of portables to be acquired.

Cost Per Unit: This is the average cost to purchase and set up a portable. It includes site preparation but does not include moveable furnishings in the unit.

Relocatable Facilities Cost: This is simply the total number of needed units multiplied by the cost per unit. The number is then adjusted to the "growth-related" factor.

For districts, such as Lake Stevens, which do not credit any portable capacity to the permanent capacity total (see Table 4-1), this number is not directly applicable to the fee calculation and is for information only. The impact fee allows a general fee calculation for portables; however, the amount is adjusted to the proportion of total square footage in portables to the total square footage of permanent and portable space in the district.

4. **Fee Credit Variables**

Construction Cost Allocation: This number is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State and is adjusted every year for inflation. The current allocation is \$375.00 (July 2024) up from \$246.83 in 2022.

State Match Percentage: The State match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates the District's assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percentage of the total project to be paid by the State.

Because of the method of computing state match, the District has historically received approximately 30% of the actual cost of school construction in state matching funds. For its 2024 CFP, the District assumes a 30% match.

5. **Tax Credit Variables**

Under Chapter 30.66C SCC, a credit is granted to new development to account for taxes that will be paid to the school district over the next ten years. The credit is calculated using a "present value" formula.

Interest Rate (20-year GO Bond): This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The current assumed interest rate is 3.48%.

Levy Rate (in mils): The Property Tax Levy Rate (for bonds) is determined by dividing the District's average capital property tax rate by one thousand. The current levy rate for the Lake Stevens School District is 0.00120.

Average Assessed Value: This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple family). The average assessed values are based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value for 2024 for single-family detached residential dwellings is \$621,496, up from \$485,760 in 2020 and \$423,231 in 2020); \$175,173 for one-bedroom multi-family unit (\$169,461 in 2022; \$125,314 in 2020), and \$242,411 for townhomes/multi-plexes and two or more bedroom multi-family units (2022: \$239,226; 2020: \$178,051).

6. **Adjustments**

Growth Related Capacity Percentage: Only the portions of projects addressing new unhoused need are included in the impact fee calculations. The percentage is determined by the number of new unhoused students divided by the number of students for which the project would provide additional capacity.

Fee Discount: In accordance with Chapter 30.66C SCC, all fees calculated using the above factors are to be reduced by 50%.

Table 6-7 - Impact Fee Variables

Criteria	Elementary	Middle	Mid-High	High
Growth-Related Capacity Deficiencies	272	62	142	11
Discount (Snohomish County, Lake Stevens and Marysville)	50%	50%	50%	50%
Student Factor	Elementary	Middle	Mid-High	High
Single Family Detached	0.370	0.110	0.090	0.117
Townhome/Multiplex	0.086	0.025	0.012	0.018
Multifamily, 0-1 bedrooms	0.000	0.000	0.000	0.000
Multifamily, 2+ bedrooms	0.035	0.015	0.004	0.027
Site Acquisition Cost Element	Elementary	Middle	Mid-High	High
Site Needs (acres)	20	0	0	0
Growth Related	4.18	0	0	0
Cost Per Acre	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
Additional Capacity	1300	0	0	0
Growth Related	272	62	142	11
School Construction Cost Element	Elementary	Middle	Mid-High	High
Estimated Facility Construction Cost	\$219,600,000	\$98,800,000	\$0	\$27,700,000
Growth Related	\$61,262,769	\$30,628,000	\$0	\$1,523,500
Additional Capacity	975	200	0	200
Growth Related	272	62	142	11
Current Facility Square Footage	401,344	177,722	225,612	312,598
Relocatable Facilities Cost Element	Elementary	Middle	Mid-High	High
Relocatable Facilities Cost	\$250,000	\$250,000	\$250,000	\$250,000
Growth Related	\$250,000	\$250,000	\$250,000	\$250,000
Relocatable Facilities Capacity/Unit	25	27	27	27
Growth Related	25	27	27	27
Existing Portable Square Footage	62,720	17,920	1,792	0
State Match Credit	Elementary	Middle	Mid-High	High
Cost Construction Allocation	\$375.00	\$375.00	\$375.00	\$375.00
School Space per Student (OSPI)	90	117	117	130
State Match Percentage	30.0%	30.0%	30.0%	30.0%
Tax Payment Credit	Elementary	Middle	Mid-High	High
Interest Rate	3.48%	3.48%	3.48%	3.48%
Loan Payoff (Years)	10	10	10	10
Property Tax Levy Rate (Bonds)	0.00120	0.00120	0.00120	0.00120
Average AV per DU Type	SFD	Small MF	Large MF	
	\$621,496	\$175,173	\$242,411	
		"small unit"	"large unit"	

Proposed Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Lake Stevens School District are summarized in Table 6-8 (refer to Appendix A for worksheets).

Table 6-8 - Calculated Impact Fees

Housing Type	Impact Fee Per Unit	Discounted (50%) Impact Fee Per Unit
Single Family Detached	\$27,460	\$13,730
Townhome/Multiplex	\$5,253	\$2,627
Multifamily, 0-1 bedroom	\$0	\$0
Multifamily, 2+ bedrooms	\$1,481	\$741

Appendix A

Impact Fee Calculations

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT
SINGLE-FAMILY DETACHED

SITE ACQUISITION COST

acres needed	<u>4.18</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>1,300</u>	x	student factor	<u>0.370</u>	=	<u>\$238</u>	(elementary)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.110</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.117</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$238

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$61,262,769</u>	/	capacity (# students)	<u>975</u>	x	student factor	<u>0.370</u>	=	<u>\$23,248</u>	(elementary)
total const. cost	<u>\$30,628,000</u>	/	capacity (# students)	<u>200</u>	x	student factor	<u>0.110</u>	=	<u>\$16,845</u>	(middle)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(mid-high)
total const. cost	<u>\$1,523,500</u>	/	capacity (# students)	<u>200</u>	x	student factor	<u>0.117</u>	=	<u>\$891</u>	(high school)

Subtotal \$40,985

Total Square Feet of Permanent Space (District) 1,117,276 / Total Square Feet of School Facilities (000) 1,199,708 = 93.13%

TOTAL FACILITY CONSTRUCTION COST = \$38,169

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>0.370</u>	=	<u>\$3,700</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.110</u>	=	<u>\$1,019</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.090</u>	=	<u>\$833</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.117</u>	=	<u>\$1,083</u>	(high school)

Subtotal \$6,635

Total Square Feet of Portable Space (District) 82,432 / Total Square Feet of School Facilities (000) 1,199,708 = 6.87%

TOTAL RELOCATABLE COST ELEMENT = \$456

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

CCA Index	\$ 375.00	x OSPI Allowance	90.00	x	State Match %	30.00%	x	student factor	0.370	=	\$3,746	(elementary)
CCA Index	\$ 375.00	x OSPI Allowance	117.00	x	State Match %	30.00%	x	student factor	0.110	=	\$1,448	(middle)
CCA Index	No projects	x OSPI Allowance	117.00	x	State Match %	30.00%	x	student factor	0.090	=	\$0	(mid-high)
CCA Index	Not eligible	x OSPI Allowance	130.00	x	State Match %	30.00%	x	student factor	0.117	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$5,194	

TAX PAYMENT CREDIT

[((1+ interest rate 3.48%) ^		10	years to pay off bond) - 1] /	[interest rate 3.48% x	
(1 + interest rate 3.48%) ^		10	years to pay off bond] x	0.00120 capital levy rate x	
assessed value	621,496.00				tax payment credit = \$ 6,209

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$238
FACILITY CONSTRUCTION COST	\$38,169
RELOCATABLE FACILITIES COST (PORTABLES)	\$456
(LESS STATE MATCH CREDIT)	(\$5,194)
(LESS TAX PAYMENT CREDIT)	(\$6,209)

SINGLE FAMILY RESIDENTIAL FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$27,460	\$13,730

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

TOWNHOMES AND MULTIPLEXES

SITE ACQUISITION COST

acres needed	<u>4.18</u>	x	\$ 200,000	/	capacity (# students)	<u>1300</u>	x	student factor	<u>0.086</u>	=	<u>\$55</u>	(elementary)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.025</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.012</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.018</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$55

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$61,262,769</u>	/	capacity (# students)	<u>975</u>	x	student factor	<u>0.086</u>	=	<u>\$5,404</u>	(elementary)
total const. cost	<u>\$30,628,000</u>	/	capacity (# students)	<u>200</u>	x	student factor	<u>0.025</u>	=	<u>\$3,829</u>	(middle)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.012</u>	=	<u>\$0</u>	(mid-high)
total const. cost	<u>\$1,523,500</u>	/	capacity (# students)	<u>200</u>	x	student factor	<u>0.018</u>	=	<u>\$137</u>	(high school)
Subtotal									<u>\$9,369</u>	

Total Square Feet of Permanent Space (District) 1,117,276 / Total Square Feet of School Facilities (000) 1,199,708 = 93.13%

TOTAL FACILITY CONSTRUCTION COST = \$ 8,726

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>0.086</u>	=	<u>\$860</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.025</u>	=	<u>\$231</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.012</u>	=	<u>\$111</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.018</u>	=	<u>\$167</u>	(high school)
Subtotal									<u>\$1,369</u>	

Total Square Feet of Portable Space (District) 82,432 / Total Square Feet of School Facilities (000) 1,199,708 = 6.87%

TOTAL RELOCATABLE COST ELEMENT = \$94

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	\$ 375.00	x OSPI Allowance	90	x	State Match %	30.00%	x student factor	0.086	=	\$871	(elementary)
BOECKH Index	\$ 375.00	x OSPI Allowance	117	x	State Match %	30.00%	x student factor	0.025	=	\$329	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	30.00%	x student factor	0.012	=	\$0	(mid-high)
BOECKH Index	Not eligible	x OSPI Allowance	130	x	State Match %	30.00%	x student factor	0.018	=	\$0	(high school)
TOTAL STATE MATCH CREDIT									=	\$1,200	

TAX PAYMENT CREDIT

(((1+ interest rate 3.48%) ^ 10 years to pay off bond) - 1) / [interest rate 3.48% x (1 + interest rate 3.48%)^ 10 years to pay off bond] x 0.0012 capital levy rate : assessed value 242,411.00 tax payment credit = \$ (2,422)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$55
FACILITY CONSTRUCTION COST	\$8,726
RELOCATABLE FACILITIES COST (PORTABLES)	\$94
(LESS STATE MATCH CREDIT)	(\$1,200)
(LESS TAX PAYMENT CREDIT)	(\$2,422)

TOWNHOMES AND MULTI-PLEXES	Non-Discounted	50% Discount
FINAL IMPACT FEE PER UNIT	\$5,253	\$2,627

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL, 0-1 BEDROOMS

SITE ACQUISITION COST

acres needed	<u>4.18</u>	x	<u>\$ 200,000</u>	/	capacity (# students)	<u>1300</u>	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(elementary)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$0

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$61,262,769</u>	/	capacity (# students)	<u>975</u>	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(elementary)
total const. cost	<u>\$30,628,000</u>	/	capacity (# students)	<u>200</u>	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(middle)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(mid-high)
total const. Cost	<u>\$1,523,500</u>	/	capacity (# students)	<u>200</u>	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(high school)
										<u>\$0</u>

Total Square Feet of Permanent Space (District) 1,117,276 / Total Square Feet of School Facilities (000) 1,199,708 = 93.13%

TOTAL FACILITY CONSTRUCTION COST = \$ -

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.000</u>	=	<u>\$0</u>	(high school)

Subtotal \$0

Total Square Feet of Portable Space (District) 82,432 / Total Square Feet of School Facilities (000) 1,199,708 = 6.87%

TOTAL RELOCATABLE COST ELEMENT = \$0

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	<u>\$ 375.00</u>	x OSPI Allowance	<u>90</u>	x	State Match %	<u>30.00%</u>	x student factor	<u>0.000</u>	=	<u>\$0</u>	(elementary)
BOECKH Index	<u>\$ 375.00</u>	x OSPI Allowance	<u>117</u>	x	State Match %	<u>30.00%</u>	x student factor	<u>0.000</u>	=	<u>\$0</u>	(middle)
BOECKH Index	<u>No projects</u>	x OSPI Allowance	<u>117</u>	x	State Match %	<u>30.00%</u>	x student factor	<u>0.000</u>	=	<u>\$0</u>	(mid-high)
BOECKH Index	<u>Not eligible</u>	x OSPI Allowance	<u>130</u>	x	State Match %	<u>30.00%</u>	x student factor	<u>0.000</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT										=	<u>\$0</u>

TAX PAYMENT CREDIT

[((1 + interest rate <u>3.48%</u>) ^		10	years to pay off bond) - 1]	/	[interest rate <u>3.48%</u> x						
(1 + interest rate <u>3.48%</u>) ^		10	years to pay off bond]	x	<u>0.00120</u>	capital levy rate :					
assessed value	<u>175,173.00</u>										tax payment credit = \$ 1,750

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$0</u>
FACILITY CONSTRUCTION COST	<u>\$0</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE MATCH CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$1,750)</u>

MULTIPLE FAMILY RESIDENTIAL -- 0-1 BDRM FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$0	\$0

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL, 2+ BEDROOMS

SITE ACQUISITION COST

acres needed	<u>4.18</u>	x	\$ 200,000	/	capacity (# students)	<u>1300</u>	x	student factor	<u>0.035</u>	=	<u>\$23</u>	(elementary)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.015</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.004</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.027</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$23

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$61,262,769</u>	/	capacity (# students)	<u>975</u>	x	student factor	<u>0.035</u>	=	<u>\$2,199</u>	(elementary)
total const. cost	<u>\$30,628,000</u>	/	capacity (# students)	<u>200</u>	x	student factor	<u>0.015</u>	=	<u>\$2,297</u>	(middle)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.004</u>	=	<u>\$0</u>	(mid-high)
total const. Cost	<u>\$1,523,500</u>	/	capacity (# students)	<u>200</u>	x	student factor	<u>0.027</u>	=	<u>\$206</u>	(high school)
									<u>\$4,702</u>	

Total Square Feet of Permanent Space (District) 1,117,276 / Total Square Feet of School Facilities (000) 1,199,708 = 93.13%

TOTAL FACILITY CONSTRUCTION COST = \$ 4,379

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>0.035</u>	=	<u>\$350</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.015</u>	=	<u>\$139</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.004</u>	=	<u>\$37</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.027</u>	=	<u>\$250</u>	(high school)

Subtotal \$776

Total Square Feet of Portable Space (District) 82,432 / Total Square Feet of School Facilities (000) 1,199,708 = 6.87%

TOTAL RELOCATABLE COST ELEMENT = \$53

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	\$ 375.00	x OSPI Allowance	90	x	State Match %	30.00%	x student factor	0.035	=	\$354	(elementary)
BOECKH Index	\$ 375.00	x OSPI Allowance	117	x	State Match %	30.00%	x student factor	0.015	=	\$197	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	30.00%	x student factor	0.004	=	\$0	(mid-high)
BOECKH Index	Not eligible	x OSPI Allowance	130	x	State Match %	30.00%	x student factor	0.027	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$552

TAX PAYMENT CREDIT

(((1+ interest rate 3.48%) ^ 10 years to pay off bond) - 1) / [interest rate 3.48% x (1 + interest rate 3.48%) ^ 10 years to pay off bond] x 0.00120 capital levy rate : assessed value 242,411.00 tax payment credit = \$ 2,422

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$23
FACILITY CONSTRUCTION COST	\$4,379
RELOCATABLE FACILITIES COST (PORTABLES)	\$53
(LESS STATE MATCH CREDIT)	(\$552)
(LESS TAX PAYMENT CREDIT)	(\$2,422)

MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$1,481	\$741

Appendix B
OSPI Enrollment Forecasting Methodology

OSPI PROJECTION OF ENROLLMENT DATA

Cohort-Survival or Grade-Succession Technique

Development of a long-range school-building program requires a careful forecast of school enrollment indicating the projected number of children who will attend school each year. The following procedures are suggested for determining enrollment projections:

1. Enter in the lower left corner of the rectangle for each year the number of pupils actually enrolled in each grade on October 1, as reported on the October Report of School District Enrollment, Form M-70, column A. (For years prior to October 1, 1965, enter pupils actually enrolled as reported in the county superintendent's annual report, Form A-1.)
2. In order to arrive at enrollment projections for kindergarten and/or grade one pupils, determine the percent that the number of such pupils each year was of the number shown for the immediately preceding year. Compute an average of the percentages, enter it in the column headed "Ave. % of Survival", and apply such average percentage in projecting kindergarten and/or grade one enrollment for the next six years.
3. For grade two and above determine the percent of survival of the enrollment in each grade for each year to the enrollment. In the next lower grade during the preceding year and place this percentage in the upper right corner of the rectangle. (For example, if there were 75 pupils in actual enrollment in grade one on October 1, 1963, and 80 pupils were in actual enrollment in grade two on October 1, 1964, the percent of survival would be $80/75$, or 106.7%. If the actual enrollment on October 1, 1965, in grade three had further increased to 100 pupils, the percent of survival to grade three would be $100/80$ or 125 %.). Compute an average of survival percentages for each year for each grade and enter it in the column, "Ave. % of Survival".
4. In order to determine six-year enrollment projections for grade two and above, multiply the enrollment in the next lower grade during the preceding year by 7 the average percent of survival. For example, if, on October 1 of the last year of record, there were 100 students in grade one and the average percent of survival to grade two was 105, then 105% of 100 would result in a projection of 105 students in grade two on October 1 of the succeeding year.
5. If, after calculating the "Projected Enrollment", there are known factors which will further influence the projections, a statement should be prepared showing the nature of those factors, involved and their anticipated effect upon any portion of the calculated projection.

*Kindergarten students are projected based on a regression line.

Table C-1
LAKE STEVENS SCHOOL DISTRICT
STUDENT ENROLLMENT BY GRADE SPAN 2023-2029

School Type	Grade Level	School Year						
		2023	2024	2025	2026	2027	2028	2029
Elementary	K	672	686	683	680	677	674	671
	1	722	696	710	707	704	701	698
	2	826	736	710	724	721	718	715
	3	727	840	749	722	736	733	730
	4	699	741	856	763	736	750	747
	5	751	712	755	872	777	750	764
K-5 Headcount		4397	4411	4463	4468	4351	4326	4325
Middle	6	768	767	728	772	891	794	766
	7	759	777	776	736	781	901	803
6-7 Headcount		1527	1544	1504	1508	1672	1695	1569
Mid High	Grade 8	717	770	789	788	747	793	914
	Grade 9	730	716	769	788	787	746	792
8-9 Headcount		1447	1486	1558	1576	1534	1539	1706
Sr. High	Grade 10	752	722	708	760	779	778	738
	Grade 11	685	694	666	653	701	719	718
	Grade 12	638	660	669	642	630	676	693
10-12 Headcount		2075	2076	2043	2055	2110	2173	2149
K-12 Headcount		9446	9517	9568	9607	9667	9733	9749

Source: Snohomish County, Lake Stevens School District and OSPI

Appendix C

OFM Ratio Method – 2044 Enrollment Estimate

Enrollment Forecasts OSPI and OFM Ratio Methods

The Growth Management Act requires that capital facilities plans for schools consider enrollment forecasts that are related to official population forecasts for the district. The OFM ratio method computes past enrollment as a percentage of past population and then estimates how those percentage trends will continue.

Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. SCC 30.66C requires that these official OFM/County population forecasts be used in the capital facilities plans. Each district is responsible for estimating the assumed percentage of population that, in turn, will translate into enrollments.

The District's assumed percentage trends are applied to these County population forecasts. This is known as the Ratio Method. The District then decides to use either it or the six-year forecast (2024-2029) prepared by the State Office of the Superintendent of Public Instructions (OSPI) for use in the facilities plan. Whichever is used for the 2024-2029 planning period, OSPI does not forecast enrollments for Year 2044, so the Ratio Method is used for that purpose, regardless.

2024			
Year	Population	Enrollment	Ratio
2010	39,977	7,913	19.79%
2011	41,025	7,985	19.46%
2012	42,074	7,987	18.98%
2013	43,122	8,126	18.84%
2014	44,171	8,253	18.68%
2015	45,219	8,392	18.56%
2016	46,267	8,611	18.61%
2017	47,316	8,646	18.27%
2018	48,364	8,875	18.35%
2019	49,413	9,200	18.62%
2020	50,461	8,854	17.55%
2021	52,181	9,325	17.87%
2022	53,450	9,339	17.47%
2023	54,256	9,446	17.41%
2024	54,614	9,508	17.41%
2025	54,972	9,571	17.41%
2026	55,329	9,633	17.41%
2027	55,687	9,695	17.41%
2028	56,370	9,814	17.41%
2029	57,052	9,933	17.41%
2044	67,294	11,716	17.41%

The table above shows actual enrollments and population estimates from 2010-2023, and their resulting ratio (the 2010 and 2020 population totals are official census figures).

Until 2015 the trend was a declining ratio of students to population. The ratio leveled off in the years 2016 through 2019. In 2020, school closures and online learning caused enrollment to drop. Then enrollment rebounded in 2021 and returned to pre-pandemic levels. The district projects that the ratio will level off for the projection period and average around 17.41%.

2044 Enrollment Estimate

The District's 2024 CFP ratio of 17.41% is used for the 2044 enrollment estimate. Using that number against the County's 2044 population estimate of 67,294 produces a projected enrollment number of 11,716 students in 2044.

Appendix D

Student Generation Rates



MEMORANDUM

To: Robb Stanton
Lake Stevens School District
12309 22nd Street NE
Lake Stevens, WA 98258

Date: April 1, 2024

Project No.: F2714.01.001

From: Alex Brasch
Senior Population Geographer

Re: 2023–24 Student Generation Rates—Lake Stevens School District

At the request of the Lake Stevens School District (LSSD/District), FLO Analytics (FLO) estimated student generation rates (SGRs) for residential housing units built in the district boundary between 2015 and 2022. The SGRs represent the average number of LSSD K–12 students (2023–24 headcount) residing in new single-family (SF) detached, townhome/duplex, and multifamily (MF) housing units. This memo details the methodology FLO used to create the SGRs and presents the findings by grade group, individual grade, and housing type.

Methods

As described by Snohomish County Planning & Development Services ([2022 Biennial Update to School District Capital Facilities Plans](#)), Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act under Chapter 36.70A RCW. School districts that wish to collect impact fees must provide a school board adopted Capital Facilities Plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code. One requirement of CFPs is “impact fee support data required by the formula in Chapter 30.66C SCC, including a district-specific analysis to determine the student generation rate component of the fee calculation”.

As defined in Snohomish County code 30.91S.690, “SGRs mean the number of students of each grade span (elementary, middle/jr. high, high school) that a school district determines are typically generated by different dwelling unit types within the district.” In other words, SGRs represent the number of students residing in housing constructed within the most recent five-to-eight-year period by housing type and grade group (i.e., elementary, middle, and high school).

SGR calculations are based on housing information and student residences. FLO obtained and processed the necessary housing data from the Snohomish County Assessor’s Office and Information Technology Department, as well as the Puget Sound Regional Council, including parcel/tax lot boundaries with essential attributes—housing type, number of housing units, and year built. Housing units constructed in 2023 were excluded from the analysis, because they may not have been completed and occupied by October 2023. To link the housing information to LSSD students, the District provided FLO with 2023–24 headcount enrollment, which FLO geocoded to represent student residences. The student residences were then spatially matched to residential housing built in the district boundary between 2015 and 2022.

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

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With this combination of information, SGRs were calculated by dividing the number of students per grade group by the total number of housing units for each housing type. SGRs were calculated for the types of housing built in the district within the analysis period; namely, SF detached, townhome/duplex, and MF units. The townhome/duplex category includes the following structure types: SF attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units in the townhome/duplex category, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household. The MF category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Results

Table 1 includes the number of housing units and SGRs for SF detached, townhome/duplex, and MF housing types, as well as the number of students by grade group that have addresses matching the housing units. Table 2 includes the same housing information as Table 1, with the number of students and SGRs by individual grade. Table 3 includes the unit counts, number of students, and SGRs for individual MF structures.

Of the 9,053 students residing within the district, 2,031 live in the 2,957 SF detached units that were built between 2015 and 2022, while 23 live in the 163 townhomes/duplexes and 21 live in the 260 MF units built in the same period. On average, each SF detached unit yields 0.687 K–12 students, each townhome/duplex yields 0.141 K–12 students, and each MF unit yields 0.081 K–12 students.

Table 1: K–12 Students by Grade Group per Housing Unit Built 2015–2022

Housing Type	Housing Units	Students					SGRs				
		K–5	6–7	8–9	10–12	K–12	K–5	6–7	8–9	10–12	K–12
Single-family Detached	2,957	1,095	325	265	346	2,031	0.370	0.110	0.090	0.117	0.687
Townhome / Duplex ^(a)	163	14	4	2	3	23	0.086	0.025	0.012	0.018	0.141
Multifamily ^(b)	260	9	4	1	7	21	0.035	0.015	0.004	0.027	0.081

Notes

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023.

(a) The townhome/duplex category includes the following structure types: single-family attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household.

(b) The multifamily category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Sources

Lake Stevens School District 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

Table 2: K–12 Students by Individual Grade per Housing Unit Built 2015–2022

Grade	Single-family Detached			Townhome / Duplex ^(a)			Multifamily ^(b)		
	Housing Units	Students	SGR	Housing Units	Students	SGR	Housing Units	Students	SGR
K	2,957	178	0.060	163	2	0.012	260	3	0.012
1		200	0.068		2	0.012		3	0.012
2		196	0.066		3	0.018		1	0.004
3		175	0.059		2	0.012		2	0.008
4		163	0.055		1	0.006		0	--
5		183	0.062		4	0.025		0	--
6		177	0.060		2	0.012		2	0.008
7		148	0.050		2	0.012		2	0.008
8		144	0.049		1	0.006		1	0.004
9		121	0.041		1	0.006		0	--
10		133	0.045		2	0.012		3	0.012
11		105	0.036		0	--		3	0.012
12		108	0.037		1	0.006		1	0.004
K–12	2,957	2,031	0.687	163	23	0.141	260	21	0.081

Notes

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023.

(a) The townhome/duplex category includes the following structure types: single-family attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household.

(b) The multifamily category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Sources

Lake Stevens School District 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

Appendix E Board Resolution

**LAKE STEVENS SCHOOL DISTRICT NO. 4
RESOLUTION NO. 15-24
ADOPTION OF 2024-2029 CAPITAL FACILITIES PLAN**

WHEREAS, the Lake Stevens School District is required by RCW 36.70 (the Growth Management Act) and the Snohomish County General Policy Plan to adopt a Capital Facilities Plan; and

WHEREAS, development of the Capital Facilities Plan was carried out by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

WHEREAS, impact fee calculations are consistent with methodologies meeting the conditions and tests of RCW 82.02 and Snohomish County Code; and

WHEREAS, the District finds that the methodologies accurately assess necessary additional capacity which address only growth-related needs; and

WHEREAS, a draft of the Plan was submitted to Snohomish County for review with changes having been made in accordance with County comments; and

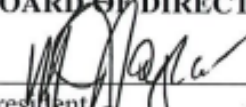
WHEREAS, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02; and

WHEREAS, a review of the Plan was carried out pursuant to RCW 43.21C (the State Environmental Policy Act). A Determination of Non Significance has been issued.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Lake Stevens School District hereby adopts the Capital Facilities Plan for the years 2024-2029, pursuant to the requirements of RCW 36.70A and the Snohomish County General Policy Plan. The Snohomish County Council, the City of Lake Stevens and the City of Marysville are hereby requested to adopt the Plan as an element of their general policy plans and companion ordinances.

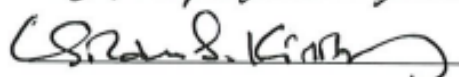
ADOPTED, by the Board of Directors of the Lake Stevens School District No. 4, Snohomish County, state of Washington, at a regular meeting thereof held this 10th day of July 2024.

**LAKE STEVENS SCHOOL DISTRICT NO. 4
BOARD OF DIRECTORS**



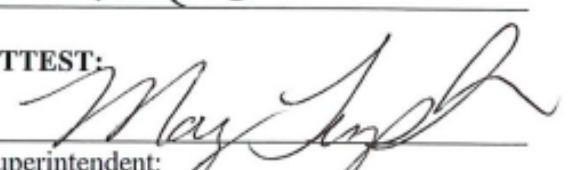
President







ATTEST:



Superintendent:

Appendix F

Determination of Nonsignificance

DETERMINATION OF NONSIGNIFICANCE

Lake Stevens School District No. 4 Capital Facilities Plan 2024-2029

DESCRIPTION OF PROPOSAL: The proposed action is the adoption of the Lake Stevens School District No. 4 Capital Facilities Plan, 2024-2029. Board adoption is scheduled to occur on July 10, 2024. This Capital Facilities Plan has been developed in accordance with the requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards and uses six-year enrollment projections to quantify capital facility needs for years 2024-2029.

PROPONENT: Lake Stevens School District No. 4

LOCATION OF PROPOSAL: Lake Stevens School District No. 4
Snohomish County, Washington

LEAD AGENCY: Lake Stevens School District No. 4

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the published date below. Comments may be submitted to the Responsible Official as named below.

RESPONSIBLE OFFICIAL: Robb Stanton
POSITION/TITLE: Executive Director, Operations
ADDRESS: Lake Stevens School District No. 4
12309 22nd Street NE
Lake Stevens, WA 98258
PHONE: 425-335-1506

SIGNATURE: 

PUBLISHED: The Everett Herald – June 25, 2024

There is no administrative agency appeal.

Appendix G
Snohomish County General Policy Plan -- Appendix F

Appendix F

REVIEW CRITERIA FOR SCHOOL DISTRICT CAPITAL FACILITY PLANS

Required Plan Contents

1. Future Enrollment Forecasts by Grade Span, including:
 - a 6-year forecast (or more) to support the financing program;
 - a description of the forecasting methodology and justification for its consistency with OFM population forecasts used in the county's comprehensive plan.
2. Inventory of Existing Facilities, including:
 - the location and capacity of existing schools;
 - a description of educational standards and a clearly defined minimum level of service such as classroom size, school size, use of portables, etc.;
 - the location and description of all district-owned or leased sites (if any) and properties;
 - a description of support facilities, such as administrative centers, transportation and maintenance yards and facilities, etc.; and
 - information on portables, including numbers, locations, remaining useful life (as appropriate to educational standards), etc.
3. Forecast of Future Facility Needs, including:
 - identification of new schools and/or school additions needed to address existing deficiencies and to meet demands of projected growth over the next 6 years; and
 - the number of additional portable classrooms needed.
4. Forecast of Future Site Needs, including:
 - the number, size, and general location of needed new school sites.
5. Financing Program (6-year minimum Planning Horizon)
 - estimated cost of specific construction and site acquisition and development projects proposed to address growth-related needs;
 - projected schedule for completion of these projects; and
 - proposed sources of funding, including impact fees (if proposed), local bond issues (both approved and proposed), and state matching funds.
6. Impact Fee Support Data (where applicable), including:
 - an explanation of the calculation methodology, including description of key variables and their computation;
 - definitions and sources of data for all inputs into the fee calculation, indicating that it:
 - a) is accurate and reliable and that any sample data is statistically valid;
 - b) accurately reflects projected costs in the 6-year financing program; and
 - a proposed fee schedule that reflects expected student generation rates from, at minimum, the following residential unit types: single-family, multifamily/studio or 1-bedroom, and multi-family/2-bedroom or more.

Plan Performance Criteria

1. School facility plans must meet the basic requirements set down in RCW 36.70A (the Growth Management Act). Districts proposing to use impact fees as a part of their financing program must also meet the requirements of RCW 82.02.
2. Where proposed, impact fees must utilize a calculation methodology that meets the conditions and tests of RCW 82.02.
3. Enrollment forecasts should utilize established methods and should produce results which are not inconsistent with the OFM population forecasts used in the county comprehensive plan. Each plan should also demonstrate that it is consistent with the 20-year forecast in the land use element of the county's comprehensive plan.
4. The financing plan should separate projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects which address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.
5. Plans should use best-available information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. District-generated data may be used if it is derived through statistically reliable methodologies.
6. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.
7. Repealed effective January 2, 2000.

Plan Review Procedures

1. District capital facility plan updates should be submitted to the County Planning and Development Services Department for review prior to formal adoption by the school district.
2. Each school district planning to expand its school capacity must submit to the county an updated capital facilities plan at least every 2 years. Proposed increases in impact fees must be submitted as part of an update to the capital facilities plan and will be considered no more frequently than once a year.
3. Each school district will be responsible for conducting any required SEPA reviews on its capital facilities plan prior to its adoption, in accordance with state statutes and regulations.
4. School district capital facility plans and plan updates must be submitted no later than 180 calendar days prior to their desired effective date.
5. District plans and plan updates must include a resolution or motion from the district school board adopting the plan before it will become effective.

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2024-2029

Adopted: July 17, 2024

LAKEWOOD SCHOOL DISTRICT NO. 306
CAPITAL FACILITIES PLAN
2024-2029

BOARD OF DIRECTORS
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SUPERINTENDENT
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For information regarding the Lakewood School District Capital Facilities Plan, contact the Office of the Superintendent, Lakewood School District, 17110 16th Drive NE, Marysville, WA 98271. (Tel: (360) 652-4500)

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INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Lakewood School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”) and the cities of Arlington and Marysville with a description of facilities needed to accommodate projected student enrollment and a schedule and financing program for capital improvements over the next six years (2024-2029).

In accordance with the Growth Management Act, adopted County Policy, the Snohomish County Ordinance Nos. 97-095 and 99-107, the City of Arlington Ordinance No. 1263, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As relevant, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state,

county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

- The methodology used to calculate impact fees also complies with the criteria and the formulas established by the County.

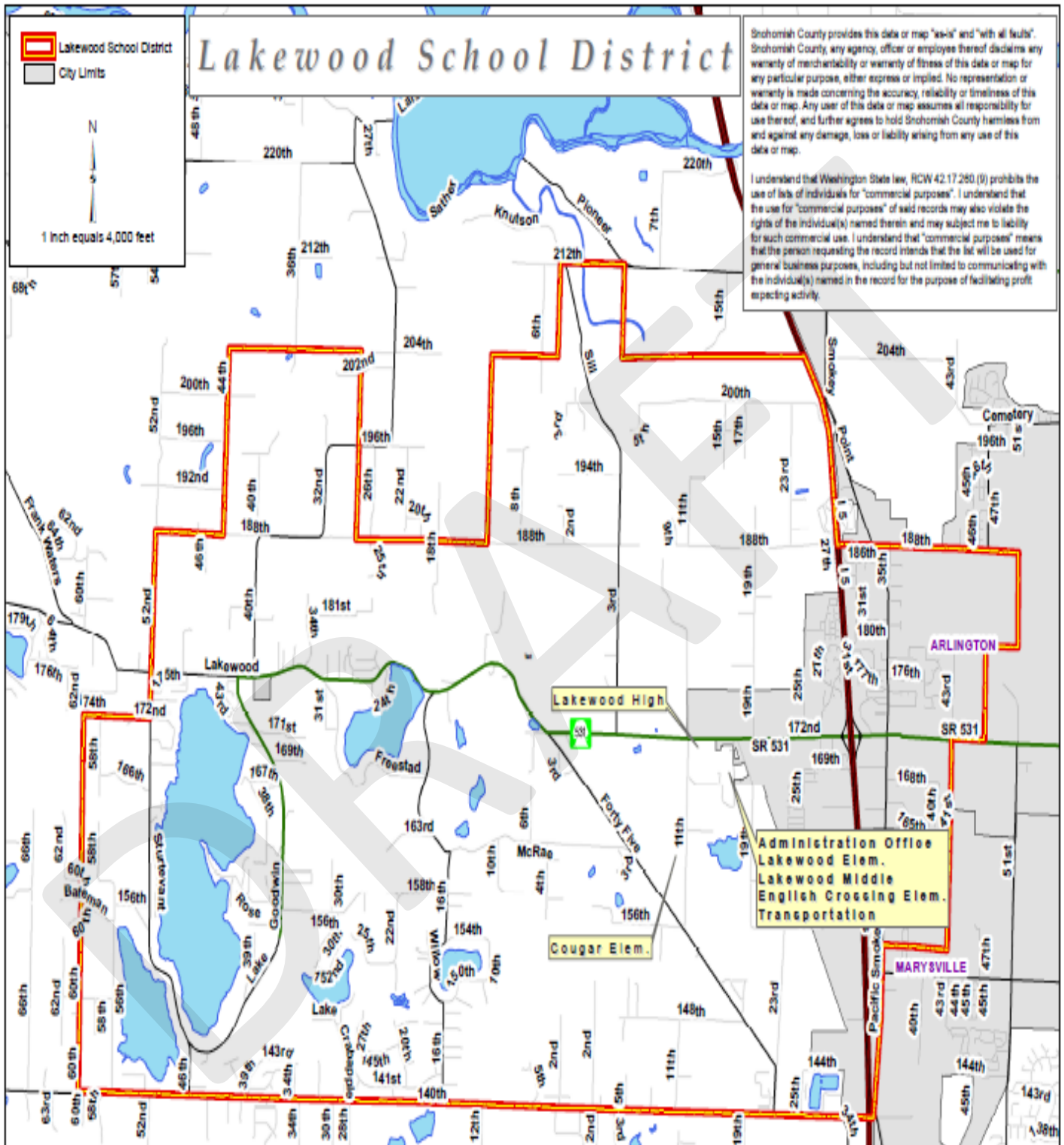
Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs” and “work with school districts to plan for the siting and improvement of school facilities.” Policy ED-11 and Policy PS-21. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

B. Overview of the Lakewood School District

The Lakewood School District is located along Interstate 5, north of Marysville, Washington, primarily serving unincorporated Snohomish County and a part of the City of Arlington and the City of Marysville. The District is bordered on the south by the Marysville School District, on the west and north by the Stanwood School District, and on the east by the Arlington School District.

The District serves a population of 2,614 headcount students, with an FTE enrollment of 2,534 (October 1, 2023, reported OSPI enrollment). The District has three elementary schools, one middle school, and one high school.

**FIGURE 1
MAP OF FACILITIES**



SECTION 2 DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables), as well as specific and unique physical structure needs required to meet the needs of students with special needs.

In addition to factors which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional, or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, AIDS education, preschool and daycare programs, computer labs, music programs, and others. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities, and upon planning for future needs.

The educational program standards contained in this CFP reflect the District's implementation of requirements for full-day kindergarten and reduced K-3 class size.

Special programs offered by the District at specific school sites include, but are not limited to:

Lakewood Elementary School (Preschool through 5th Grades)

- Multilingual Education Program
- Title 1/Learning Assistance Program
- K – 5th Grade Counseling Services
- Speech and Language Therapy Services
- Early Childhood Education and Assistance Program (ECEAP)
- Developmental Preschool Program - Ages 3 to 5 (District Program)
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Highly Capable Program
- Occupational Therapy Services
- Transitional Kindergarten Program

English Crossing Elementary School (Kindergarten through 5th Grades)

- K – 5th Grade Special Education Resource Room Program
- Multilingual Education Program
- K – 5th Grade Counseling Services
- Speech and Language Therapy Services
- Occupational Therapy Services
- Special Education Achieve Program (District Program)

- K – 5th Grade Highly Capable Program
- Title 1/Learning Assistance Program

Cougar Creek Elementary School (Kindergarten through 5th Grades)

- Multilingual Education Program
- Title 1/Learning Assistance Program
- Speech and Language Therapy Services
- Occupational Therapy Services
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Comprehensive Skills Program (District Program)
- K – 5th Grade Counseling Services
- K – 5th Grade Highly Capable Program

Lakewood Middle School (6th through 8th Grades)

- Speech and Language Therapy Service
- 6th – 8th Grade Special Education Program
- 6th – 8th Grade Special Education Comprehensive Skills Program (District Program)
- Multilingual Education Program
- Occupational Therapy Services
- 6th – 8th Grade Achieve Program (District Program)
- 6th – 8th Grade Counseling Services
- 6th – 8th Grade Highly Capable Program
- Career and Technical Education

Lakewood High School

- 9th – 12th Grade Special Education Program
- 9th – 12th Grade Special Education Comprehensive Skills Program (District Program)
- Multilingual Education Program
- Occupational Therapy Services
- Speech and Language Therapy Services
- 9th – 12th Grade Counseling Program
- Adult Special Education Independent Living Program (District Program)
- 9th – 12th Grade Highly Capable Program
- Career and Technical Education

Variations in student capacity between schools may result from the special or nontraditional programs offered at specific schools. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. New schools are designed to accommodate many of these programs. However, existing schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may affect the overall classroom capacities of the buildings.

District educational program standards may change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, use of new technology, and other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards for Elementary Schools

- Class size for grades K – 3rd will not exceed 19 students.
- Class size for grades 4th and 5th will not exceed 24 students.
- All students will be provided library/media services in a school library.
- Special Education for students may be provided in, inclusion, self-contained or specialized classrooms.
- All students will be provided music instruction in a separate classroom (except LES due to capacity).
- Each classroom will have access to computers and related educational technology.
- Optimum design capacity for new elementary schools is 475 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- All students will be provided physical education instruction in a gym/multipurpose room.

Educational Program Standards for Middle and High Schools

- Class size for middle school grades will not exceed 27 students.
- Class size for high school grades will not exceed 29 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. In updating this Capital Facility Plan, a building review of classroom use was conducted in order to reflect the actual classroom utilization in the high school and middle school. Therefore, classroom capacity should be adjusted using a utilization factor of 95% at the middle school and 85% at the high school to reflect the use of classrooms for teacher planning. Special Education for students will be provided in self-contained or specialized classrooms. Inclusion model for qualified students on IEP's.
- Each classroom is equipped with access to computers and related educational-technology.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Counseling Offices
 - Resource Rooms (i.e. computer labs, study rooms)
 - Special Education Classrooms
 - Program Specific Classrooms (i.e. music, drama, art, physical education, Industrial Arts and Agricultural Sciences, STEM).

- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's minimum level of service ("MLOS") is as follows: on average, K-5 classrooms have no more than 26 students per classroom, 6-8 classrooms have no more than 28 students per classroom, and 9-12 classrooms have no more than 30 students per classroom. The District sets minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-4 classrooms have more than 26 students per classroom, 5-8 classrooms have more than 28 students per classroom, or 9-12 classrooms more than 30 students per classroom. The term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom. The MLOS is not the District's desired or accepted operating standard.

For 2021-22 and 2022-23, the District's compliance with the MLOS was as follows (with MLOS set as applicable for those school years):

2021-22 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	20.09	28	21.63	30	24.85

2022-23 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	19.92	28	22.19	30	24.94

* The District determines the reported LOS by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations (excludes portables).

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. Facility capacity is based on the space required to accommodate the District's adopted educational program standards. See Section 2. Attached as Figure 1 (page 3) is a map showing locations of District facilities.

A. *Schools*

The District maintains three elementary schools, one middle school, and one high school. Lakewood Elementary School accommodates grades P-5, Cougar Creek Elementary School accommodates grades K-5, and English Crossing Elementary School accommodates grades K-5. Lakewood Middle School serves grades 6-8, and Lakewood High School serves grades 9-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 1.

Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities are not included in Table 1.

**Table 1
School Capacity Inventory**

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
English Crossing	*	41,430	20	403	1994
Cougar Creek	10**	44,217	21	424	2003
Lakewood	*	45,400	16	323	1958, 1997
TOTAL	*	131,047	57	1,150	

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	*	79,945	27	670	1971, 1994, 2002, 2024

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood High	*	169,000	34	850	2017

*Note: All facilities are located on one 89-acre campus located at Tax Parcel No. 31053000100300.

**The Cougar Creek site is approximately 22 acres located at 16216 11th Ave NE, Arlington, WA 98223. Note that the presence of critical areas on the site does not allow full utilization at this site.

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses 19 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 2. Table 2 includes only those relocatable classrooms used for regular capacity purposes. The average size of a single relocatable classroom is approximately 896 square feet. See page 22 for total square footage by grade level. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly.

**Table 2
Relocatable Classroom (Portable) Inventory**

Elementary School	Relocatable Classrooms	Interim Capacity
English Crossing	2	40
Cougar Creek	4	80
Lakewood	10	200
SUBTOTAL	16	320

Middle School	Relocatable Classrooms	Interim Capacity
Lakewood Middle	3	78
SUBTOTAL	3	78

High School	Relocatable Classrooms	Interim Capacity
Lakewood High	0	0
SUBTOTAL	0	0

TOTAL	19	398
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C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

Table 3
Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	1,384
Business and Operations	1,152
Storage	2,456
Bus Garage/Maintenance Shop	7,416
Stadium	14,304

The District is also a party to a cooperative agreement for use of the Marysville School District transportation facility (which is owned by the Marysville School District).

D. Land Inventory

The District does not own any sites which are developed for uses other than schools and/or which are leased to other parties.

E. Leased Facilities

The District leases a 900 square foot portable located in the district office compound that hosts the Teaching and Learning Department and Technology Leadership.

SECTION 4

STUDENT ENROLLMENT PROJECTIONS

The District's October 1, 2023, reported enrollment was 2,614 HC students (2,533.64 FTE). Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

A. *Six Year Enrollment Projections*

Two enrollment forecasts were conducted for the District: an estimate by the Office of the Superintendent of Public Instruction (OSPI) based upon the cohort survival method; and a modified cohort enrollment forecast prepared by a demographer. The District also estimated enrollment based upon adopted Snohomish County population forecasts ("ratio method").

Based on the cohort survival methodology, a total of 2,773 students are expected to be enrolled in the District by 2029, a slight increase from the October 2023 enrollment levels. Notably, the cohort survival method is not designed to anticipate fluctuations in development patterns. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in the 2020-21 school year. Historically the OFM numbers and OSPI cohort percentages are lower than the district projections. See Appendix A-1.

Snohomish County provides OFM population-based enrollment projections for the District using OFM population forecasts as adopted by the County. The County provided the District with the estimated total population in the District by year. In 2023, the District's student enrollment constituted approximately 14.60% of the total population in the District. Assuming that between 2024 and 2029, the District's enrollment will continue to constitute 14.60% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 2,850 students in 2029, or an approximately 9.03% increase.

The District obtained in May 2023 an updated enrollment forecast from a professional demographer, FLO Analytics. They provided a low, middle and high estimate of students using full-time equivalent (FTE) counts. Based on this analysis, and using the middle numbers, a total enrollment of 2,743 FTE students, or 209 additional students, are expected by the 2029-30 school year. This projection is an increase of approximately 8.25% over 2023 enrollment. Growth is projected at the elementary and middle school levels, with some plateau at the high school level during the six-year planning period, but picking up in the immediate years following. The FLO Analytics forecast utilizes historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considers the impacts of the pandemic on enrollment. The detailed FLO Analytics forecast report is on file with the District and a grade level analysis is included in Appendix A-2.

The comparison of OSPI cohort, District projections, and OFM/County projected enrollments is contained in Table 4.

Table 4
Projected Student Enrollment (FTE)
2024-2029

Projection	Oct. 2023*	2024	2025	2026	2029	2028	2029	Change 2024-29	Percent Change 2024-29
OFM/County	2,614	2,653	2,692	2,731	2,770	2,809	2,850	236	9.03%
OSPI Cohort**	2,614	2,623	2,666	2,678	2,732	2,753	2,773	159	6.08%
District***	2,534	2,567	2,605	2,634	2,697	2,727	2,743	209	8.25%

* Actual reported enrollment, October 2023 (headcount for OFM/OSPI; FTE for District)

**Based upon the cohort survival methodology; complete projections located at Appendix A..

***FLO Analytics using FTE; grade level projections located in Appendix A.

The District is aware of notable pending residential development within the District. Specifically, nearly 1,100 multi-family units are planned for or currently in construction within the District boundaries as well as nearly 500 single family units.

Given the District-specific detailed analysis contained in the FLO Analytics report, the District is relying on the projections in that report for purposes of planning for the District's needs during the six years of this plan period. The District plans to watch enrollment growth closely as new development continues. Future updates to the Plan will continue to revisit enrollment projections and methodologies.

B. 2044 Enrollment Projections

Student enrollment projections beyond 2029 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student HC population of 3,517. This is based on the OFM/County data using total population as related to District enrollment.

Projected enrollment by grade span for the year 2044 is provided in Table 5. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 5
Projected Student Enrollment
2044

Grade Span	HC Enrollment – October 2023	Projected Enrollment 2044*
Elementary (K-5)	1,182	1,590
Middle School (6-8)	616	829
High School (9-12)	816	1,098
TOTAL (K-12)	2,614	3,517

*Assumes average percentage per grade span remains constant between 2023 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

SECTION 5 CAPITAL FACILITIES NEEDS

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2024-2029).

Capacity needs are expressed in terms of “unhoused students.”

Projected future capacity needs are depicted on Table 6-A and are derived by applying the projected enrollment to the capacity existing in the 2023-24 school year. The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor, as applicable, is added later (see Table 7).

This table shows actual space needs and the portion of those needs that are “growth related” for the years 2024-2029. Note that this chart can be misleading as it reads out growth-related capacity needs related to recent growth within the District.

Table 6-A*
Additional Capacity Needs***
2023-2029

Grade Span	2023	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Pct. Growth Related
Elementary (K-5)								
Total	32	18	20	76	92	103	115	
Growth Related	32	--	--	44	60	71	83	72%
Middle School (6-8)								
Total	0	0	0	0	0	0	8	
Growth Related	--	--	--	--	--	--	8	100%
High School								
Total	0	0	0	0	0	0	0	
Growth Related	--	--	--	--	--	--	--	--%

*Please refer to Table 7 for capacity and projected enrollment information.

**Actual October 2023 Enrollment

***Additional “Growth Related Capacity Needs” equal the “Total” for each year less “deficiencies” existing as of 2023. Existing deficiencies as of 2023 include capacity needs related to recent growth from new development through that date.

By the end of the six-year forecast period (2029), additional permanent classroom capacity will be needed as follows:

**Table 6-B
Unhoused Students**

Grade Span	Unhoused Students /Growth Related in Parentheses)
Elementary (K-5)	115/(83)
Middle School (6-8)	8/(8)
High School (9-12)	-(-)
TOTAL UNHOUSED (K-12)	123/(91)

Again, any planned construction projects are not included in the analysis in Table 6-B. In addition, it is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 6-B. However, Table 6-C incorporates the District's current relocatable capacity (see Table 2) for purposes of identifying available capacity.

**Table 6-C
Unhoused Students – Mitigated with Relocatables**

Grade Span	2029 Unhoused Students /Growth Related in (Parentheses)	Relocatable Capacity
Elementary (K-5)	115/(83)	320
Middle School (6-8)	8/(8)	78
High School (9-12)	-(-)	0
Total (K-12)	123(91)	398

Importantly, Table 6-C does not include relocatable adjustments that may be made to meet capacity needs. For example, the relocatable classrooms currently designated to serve elementary school needs could be used to serve high school capacity needs. Therefore, assuming no permanent capacity improvements are made, Table 6-C indicates that the District will have adequate interim capacity with the use of relocatable classrooms to house students during this planning period.

Projected permanent capacity needs are depicted in Table 7. They are derived by applying the District's projected number of students to the projected capacity. Planned improvements by the District through 2029 are included in Table 7 and more fully described in Table 8.

Table 7
Projected Student Capacity
2024-2029

Elementary School Surplus/Deficiency

	Oct 2023	2024	2025	2026	2027	2028	2029
Existing Capacity	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Added Permanent Capacity							
Total Permanent Capacity	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Enrollment`	1,182	1,168	1,170	1,226	1,242	1,253	1,265
Surplus (Deficiency)**	(32)	(18)	(20)	(76)	(92)	(103)	(115)

* Reported October 2023 FTE enrollment

** Does not include portable capacity

Middle School Surplus/Deficiency

	Oct 2023*	2024	2025	2026	2027	2028	2029
Existing Capacity	670	670	670	670	670	670	670
Added Permanent Capacity							
Total Permanent Capacity	670	670	670	670	670	670	670
Enrollment	616	650	652	633	632	625	678
Surplus (Deficiency)**	54	20	18	37	38	45	(8)

* Reported October 2023 FTE enrollment

**Does not include portable capacity.

High School Surplus/Deficiency

	Oct 2023*	2024	2025	2026	2027	2028	2029
Existing Capacity	850	850	850	850	850	850	850
Added Permanent Capacity							
Total Permanent Capacity	850	850	850	850	850	850	850
Enrollment	816	749	784	776	823	849	800
Surplus (Deficiency)**	34	101	66	74	27	1	50

* Reported October 2023 FTE enrollment

**Does not include portable capacity

See Appendix A for complete breakdown of enrollment projections.

See Table 6-A for a comparison of additional capacity needs due to growth versus existing deficiencies.

Table 7 does not include existing, relocated, or added portable facilities.

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. *Planned Improvements*

In March 2000, the voters passed a \$14,258,664 bond issue for school construction and site acquisition. A new elementary school and a middle school addition were funded by that bond measure. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition at Lakewood High School, which opened in the fall of 2017. In the Spring of 2020, the District added a STEM lab and two classrooms at Lakewood Middle School.

Currently, the District is assessing future capacity needs and, at the present time, anticipates adding portable capacity to address short term needs with immediate plans to add portables in the summer of 2024 in the space between Lakewood Middle School and Lakewood Elementary School in order to provide K-5 interim capacity at LES. The District is not planning for permanent capacity improvements as a part of this CFP update. However, the District is considering, based on recommendations of the 2023 Citizens' Facility Advisory Committee, a new middle school with the existing Lakewood Middle School thereafter converted to Lakewood Elementary School to provide additional K-5 capacity. Both facilities would provide capacity to serve growth. The District is in early planning as to this recommendation. Future updates to this CFP, including a potential interim update, will identify updated plans and funding sources.

Based upon current needs, the District anticipates that it may need to consider the following acquisitions and/or improvements within the six years of this Plan.

Projects Adding Permanent/Temporary Capacity:

- Acquisition and siting of portable facilities to accommodate growth needs.

Non-Capacity Adding Projects:

- None planned

Other:

- Land acquisition for future sites.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State School Construction Assistance funds, and impact fees. Where applicable, the potential funding sources are discussed below.

B. Financing for Planned Improvements

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. In March 2000, District voters approved a \$14,258,664 bond issue for school construction and site acquisition, which included funding of Cougar Creek Elementary School. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition, at Lakewood High School. The District does not have current plans for a future bond or capital levy proposal. Future updates to the CFP will include any proposed or in process planning.

2. State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund and is administered by the Office of the Superintendent of Public Instruction (OSPI). The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or OSPI can prioritize projects for funding. School districts may qualify for State School Construction Assistance Program (SCAP) funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance Program (SCAP) funds for certain projects at the 59.01% funding percentage level. The current Construction Cost Allowance, the maximum cost/square foot recognized for SCAP funding, is set in the legislature in the biennial budget and currently is \$375.00/eligible square foot. The District does not anticipate being eligible for SCAP funds for the projects planned in this CFP.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

4. Six Year Financing Plan

The Six-Year Financing Plan shown in Table 8 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2024-2029. Where applicable, potential financing components include a bond or capital levy, impact fees, and State School Construction Assistance Program funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 8
Capital Facilities Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary School										
Middle School										
High School										
Portables (all grade levels)	\$0.50		\$0.50	\$0.50	\$0.50	\$0.75	\$2.750	X		X
Site Acquisition			\$0.775				\$0.775	X		X

Improvements Not Adding Capacity (Costs in Millions)

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary										
Middle School										
High School										

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from at least the following residential dwelling unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

- The Site Acquisition Cost, School Construction Cost, and Temporary/Portable Facility Cost factors are based on planned or actual costs of growth-related school capacity (required on-site/off-site improvements). Costs vary with each site and each facility. See Table 8, Finance Plan. The “Permanent Facility Square Footage” is used in combination

with the “Temporary Facility Square Footage” to apportion the impact fee amounts between permanent and temporary capacity figures. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type. A description of the student factor methodology is contained in Appendix B. The District did not update its student generation rates for this CFP given that it is not requesting school impact fees.

- Where applicable, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. See page 18. The tax credit uses the 20-year general obligation bond rate from the Bond Buyer index, the District’s current levy rate for bonds, and average assessed value of all residential dwelling units in the District (provided by Snohomish County) by dwelling unit type to determine the corresponding tax credit.

The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 6-A. When applicable, the District uses the full project costs in the fee formula when calculating school impact fees. Furthermore, impact fees will not be used to address existing deficiencies. See Table 8 for a complete identification of funding sources.

The District is not requesting school impact fees as a part of this Capital Facilities Plan update.

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family

Elementary	.126
Middle	.079
High	.063
Total	.268

Average Site Cost/Acre

N/A

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.026
Middle	.000
High	.000
Total	.026

Temporary Facility Capacity

Capacity	20/26
Cost	\$250,000

SCAP Credit (OSPI)

Current Eligible Cost Percentage	59.01%
Current Construction Cost Allocation	375.00

Student Generation Factors – Multi Family (2+ Bdrm)

Elementary	.101
Middle	.038
High	.045
Total	.184

District Average Assessed Value (Snohomish Co.)

Single Family Residence	\$615,195
-------------------------	-----------

Projected Student Capacity per Facility

N/A

District Average Assessed Value (Snohomish Co.)

Multi Family (1 Bedroom)	\$175,173
--------------------------	-----------

Multi Family (2+ Bedroom)	\$242,411
---------------------------	-----------

Required Site Acreage per Facility

SPI Square Footage per Student (WAC 392-343-035)

Elementary	90
Middle	108
High	130

Facility Construction/Cost Average

N/A

Debt Service Tax Rate for Bonds (Snohomish Co.)

Current/\$1,000	\$1.12394
-----------------	-----------

Permanent Facility Square Footage (LSD Inventory)

Elementary	131,047
Middle	79,945
High	169,000
Total	379,992

General Obligation Bond Interest Rate (Bond Buyer)

Bond Buyer Index (avg February 2024)	3.48%
--------------------------------------	-------

96.0%

Developer Provided Sites/Facilities

Value	0
Dwelling Units	0

Temporary Facility Square Footage (LSD Inventory)

Elementary	14,382
Middle	2,688
High	0
Total	17,070

4.0%

Total Facility Square Footage

Elementary	145,429
Middle	82,633
High	169,000
Total	397,062

100.00%

C. Proposed Lakewood School District Impact Fee Schedule

The District does not have permanent capacity projects planned as a part of the 2024 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of school impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and updates to the Capital Facilities Plan will result in a renewed request for impact fees as a part of a future CFP.

Table 9
School Impact Fees
Snohomish County, City of Arlington, City of Marysville*

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$0
Townhome/Duplex	\$0
Multi-Family (2+ Bedroom)	\$0
Multi-Family (1 Bedroom/less)	\$0

**Table 9 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1

**ACTUAL STUDENT ENROLLMENT 2018-2023
PROJECTED STUDENT ENROLLMENT 2024-2029
Based on OSPI Cohort Survival* Headcount Enrollment**

School District	Grade	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	Survival Percentage	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected
Lakewood	Kindergarten	178	188	128	189	194	164		174	175	175	175	175	176
Lakewood	Grade 1	179	183	191	156	190	213	107.31	176	187	188	188	188	188
Lakewood	Grade 2	190	177	172	209	156	196	101.08	215	178	189	190	190	190
Lakewood	Grade 3	166	194	184	188	209	174	105.37	207	227	188	199	200	200
Lakewood	Grade 4	175	179	189	195	203	206	103.55	180	214	235	195	206	207
Lakewood	Grade 5	223	173	181	208	184	229	103.43	213	186	221	243	202	213
Lakewood	Grade 6	186	235	176	194	222	193	105.18	241	224	196	232	256	212
Lakewood	Grade 7	206	204	232	173	207	211	101.68	196	245	228	199	236	260
Lakewood	Grade 8	185	213	216	217	170	212	100.69	212	197	247	230	200	238
Lakewood	Grade 9	217	192	229	216	230	186	105.33	223	223	208	260	242	211
Lakewood	Grade 10	171	220	182	224	208	227	97.79	182	218	218	203	254	237
Lakewood	Grade 11	203	174	208	188	226	190	98.36	223	179	214	214	200	250
Lakewood	Grade 12	157	182	159	217	184	213	95.49	181	213	171	204	204	191
Lakewood	Total	2,436	2,514	2,447	2,574	2,583	2,614		2,623	2,666	2,678	2,732	2,753	2,773

Source: OSPI Form 1049 (printed Feb. 2024)

Table A-2

**PROJECTED ENROLLMENT BY GRADE SPAN
(DISTRICT - FLO Analytics)****

Figure 16: Enrollment (FTE) Forecasts by Individual Grade: Middle Scenario

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
K	191.21	193.44	191.01	197.95	202.11	201.39	202.41	204.21	206.02	207.82	209.62
1	188.54	195.95	198.23	195.75	202.85	207.12	206.38	207.43	209.28	211.12	212.97
2	155.00	194.66	201.33	202.69	200.15	207.41	211.77	211.02	212.09	213.98	215.87
3	207.73	158.95	198.65	205.45	206.84	204.24	211.66	216.10	215.34	216.43	218.36
4	203.00	214.60	164.20	203.23	210.19	211.61	208.95	216.54	221.09	220.31	221.42
5	184.94	203.31	214.92	164.45	203.54	210.51	211.93	209.27	216.87	221.42	220.64
6	221.69	193.94	213.20	225.39	172.45	213.44	220.76	222.24	219.46	227.42	232.20
7	205.67	229.24	200.55	220.47	233.06	178.33	220.71	228.28	229.81	226.93	235.17
8	168.02	211.79	236.06	206.51	227.03	240.00	183.63	227.28	235.07	236.65	233.68
9	228.17	172.69	217.67	242.62	212.25	233.33	246.66	188.73	233.59	241.60	243.22
10	207.20	226.23	171.21	215.82	240.55	210.44	231.34	244.56	187.13	231.60	239.54
11	204.03	185.65	202.69	153.40	193.37	215.53	188.55	207.28	219.12	167.66	207.51
12	148.41	172.85	157.27	171.71	129.96	163.81	182.59	159.73	175.60	185.63	142.03
K-5	1,130.42	1,160.91	1,168.35	1,169.51	1,225.67	1,242.28	1,253.10	1,264.57	1,280.68	1,291.08	1,298.88
6-8	595.38	634.97	649.81	652.37	632.54	631.77	625.10	677.80	684.34	691.01	701.05
9-12	<u>787.81</u>	<u>757.40</u>	<u>748.85</u>	<u>783.55</u>	<u>776.12</u>	<u>823.11</u>	<u>849.14</u>	<u>800.30</u>	<u>815.43</u>	<u>826.49</u>	<u>832.31</u>
Total	2,513.61	2,553.28	2,567.02	2,605.43	2,634.34	2,697.16	2,727.35	2,742.68	2,780.45	2,808.57	2,832.24

Lakewood School District October 2022-23 enrollment and FLO 2023-24 to 2032-33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: John Poolman
Executive Director of Finance
Lakewood School District

Date: April 4, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F1867.01.004

Re: **Student Generation Report— Lakewood School District**

At the request of the Lakewood School District (District/LSD), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent single-family and multifamily construction (2017–2021) within the district. This document details the methodology FLO used to create the SGRs for LSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of three residential construction developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of three mobile home sites that have been present since at least 2010. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 127 SF units and 6 MF buildings completed between 2017 and 2021 (SF). While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (115 units), other SF use codes were also constructed, including construction classified as 2 Single Family Residences (two detached residences per parcel) and manufactured homes (owned and leased). MF development ranged from 15–20 unit residences to 301+ unit construction. About 87 percent (734 units) of these new MF units were 2+ BR units, while the remainder (114 units) were 0–1 BR units. While considered MF buildings, Cedar Pointe Apartments (Senior Facility) and Holman Recovery Center were removed from the analysis.

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R:\F1867.01 Lakewood School District\Document\004_2022.04.04 Student Generation Report\Lakewood SD Student Generation Report 2022.docx

All students (grades kindergarten [K] through 12) in the October 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 127 SF units were compared to the 2,602 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	2	0.016
1	5	0.039
2	6	0.047
3	1	0.008
4	1	0.008
5	1	0.008
6	5	0.039
7	3	0.024
8	2	0.016
9	2	0.016
10	3	0.024
11	1	0.008
12	2	0.016
K–5	16	0.126
6–8	10	0.079
9–12	8	0.063
K–12	34	0.263

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

FLO reached out to the building management at the six projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Villas at Arlington, Trailside at the Lodge, and Twin Lakes Landing. Despite numerous attempts, no bedroom information could be received from The Landing at Smokey Pointe for the two students living at units within this building. Based on trends within and surrounding the district, we assumed both students reside within a 2+ BR unit. No students reside at Affinity at Arlington and the unnamed garden style apartment.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 114 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	0	0.000
1	0	0.000
2	1	0.009
3	0	0.000
4	0	0.000
5	2	0.018
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	3	0.026
6–8	0	0.000
9–12	0	0.000
K–12	3	0.026

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 734 2+ BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	16	0.022
1	9	0.012
2	12	0.016
3	11	0.015
4	13	0.018
5	13	0.018
6	11	0.015
7	10	0.014
8	7	0.010
9	12	0.016
10	9	0.012
11	4	0.005
12	8	0.011
K-5	83	0.101
6-8	28	0.038
9-12	33	0.045
K-12	144	0.184

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	PS-5	6-8	9-12	PS-12
Single-family	0.126	0.079	0.063	0.268
Multifamily 0-1 BR	0.026	0.000	0.000	0.026
Multifamily 2+ BR	0.101	0.038	0.045	0.184

Summary of 2017-2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
The Landing at Smokey Pointe	48	English Crossing ES
Villas at Arlington	312	English Crossing ES
Trailside at The Lodge	250	English Crossing ES
Affinity At Arlington	170	Cougar Creek ES
Twin Lakes Landing	50	Cougar Creek ES
Unnamed Garden Style Apartment	18	English Crossing ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
11	23	36	36	21

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

This section does not updated for the 2024-2029 Capital Facilities Plan since the District is not requesting a school impact fee. Future updates to this CFP may include an impact fee.

Regular Board Meeting**Wednesday, July 17, 2024****In-Person: LHS Library, 17023 11th Ave NE, Arlington, WA 98223****Remote Access:** <https://lwsd306.zoom.us/j/94771014931>**Phone Dial-In Access:** (253)205-0468**Zoom Webinar ID:** 947 7101 4931**Board of Directors Present**

Board President Sandy Gotts

Board Vice President Leah Tocco

Board Director Dana Krueger

Board Director Steve Larson

Board Director Dawn Taylor

District Administration Present

Dr. Erin Murphy, Superintendent

Bryan Toutant, Executive Director of Teaching and Learning

Tim Haines, Executive Director of Human Resources and Student Services

James Peckham, Executive Director of Finance

Baldeep Singh, Director of Technology

Kristina Bowman, Communications Specialist-Online

1. OPENING OF MEETING**A. Meeting Called to Order**

President Gotts called the meeting to order at 6:00 p.m.

B. Pledge of Allegiance

The Pledge of Allegiance was conducted.

2. RECOGNITION OF GUESTS / REQUEST TO BE HEARD & PUBLIC COMMENT**A. Request to be Heard & Public Comment**

No public comment was made.

3. CONSENT AGENDA

The Consent Agenda Included:

A. Staff Status

B. Warrants

- June 28, 2024
- July 3, 2024
- July 17, 2024

C. Payroll for the Month of June 2024

D. Minutes from June 20, 2024

Motion: That the Board approves the Consent Agenda items as presented.

Motion by Director Krueger, second by Director Final Resolution: Motion Carries

Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

4. ADMINISTRATIVE REPORTS**A. Finance Report- James Peckham**

James Peckham, Executive Director of Finance, provided an overview of fund balances as of June 2024 and July 2024 enrollment. General Fund, revenue of \$2.5 mil, expenditures of \$4.1 mil, and ending balance of \$5.9 mil; Capital Projects Fund, revenue of \$10,193, expenditures of \$48,812, and ending balance of \$3.1 mil; Debt Service, revenue of \$31,197, expenditures of \$607,667, and ending balance of \$2.8 mil; ASB, revenue of \$11,167, expenditures of \$9,854 and ending balance of \$330,472; Transportation Fund, revenue of \$1,193, no expenditures, and balance of \$281,064. Staffing and supply expenditures were discussed.

Director Peckham reported enrollment for summer programs included eight students for a total of 4 FTE in Running Start and two students for a total of .66 FTE in Open Doors.

B. Superintendent Report

Superintendent Murphy discussed what's been happening in the district this summer. Cheer practice took place at Lakewood High School, students are having fun creating artwork at Summer Academy, Cougar Creek and English Crossing Elementary were recognized by the Washington School Recognition Program, and our summer meals program is serving breakfast and lunch to children 0-18 through the end of July. It is estimated that the program serves 229 breakfasts per day, and there are also more meals served at lunch. Summer Academy is in full swing, Superintendent Murphy enjoys watching the students' smiles and participating in their activities. Summer Academy staff have been amazing. Here is a quick overview of upcoming July and August events, and July 4 was the only observance.

5. NEW BUSINESS

A. 2024-2029 Lakewood School District Capital Facilities Plan

As required under the Growth Management Act, Alex VanDuine presented a draft Capital Facilities Plan (2024-2029) for board approval. For the next six years (2024-2029), the District must show projected student enrollment numbers in order to determine student capacity requirements, as well as a financing plan including impact fees for capital improvements. A two-year update is required. There was discussion and suggested updates to school program titles.

Motion: That the Board approves the 2024-2029 Lakewood School District Capital Facilities Plan as presented.

Motion by Director Larson, second by Director Taylor

Final Resolution: Motion Carries

Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

6. POLICY REVIEW

A. Revised 3211 Gender Inclusive Schools-First Reading, Tim Haines

Tim Haines, Executive Director of Human Resources and Student Services presented revised board policy 3211, "Gender Inclusive Schools" (previously known as "Transgender Students"). The revisions include several important changes that are intended to better support gender inclusion. This was the first reading for input from the board, no changes were suggested.

B. Revised 3205 Sexual Harassment of Students Prohibited-First Reading, Tim Haines

Tim Haines, Executive Director of Human Resources and Student Services presented revised board policy 3205/3205P, "Sexual Harassment of Students Prohibited."

Title IX of the Education Amendments Act of 1972 prohibits exclusion from education, denial of the benefits thereof, or discrimination under any educational program on the basis of sex. A number of revisions have been made, primarily to administrative procedures. As of August 1, 2024, new U.S. Department of Education rules will be implemented under Title IX of the 1973 Education Amendments. As part of the new Title IX rules, there are prohibitions on sex-based harassment as well as specific requirements for school districts in response to allegations of sex-based discrimination. As a result of these rules, there is a shift in federal guidelines for how schools must respond to sexual harassment, which are in line with the Washington guidelines for sexual harassment. For Washington schools, the most significant impact of the new Title IX rules will likely be a comparatively easier grievance process. No changes were suggested.

C. Corrected Procedures: 5253P Maintaining Professional Staff/Student Boundaries, Tim Haines

Tim Haines, Executive Director of Human Resources and Student Services presented revised board procedures for the maintaining of professional staff/student boundaries policy 5253. The updated procedures reflect who is responsible for the district's human resources.

D. Revised 5001 Hiring of Retired School Employees-First Reading, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 5001 Hiring of Retired School Employees. This is an essential policy and was most recently updated on 9/5/2012. This policy is part of the 5000 series, which pertains to policies related to Personnel. The policy 5001 Hiring of Retired School Employees refers to how the district can hire retired school personnel. In this policy update, the legal requirements for hiring retirees are clarified in relation to TRS Plan 1, 2, and 3, SERS Plan 2 and 3, and PERS Plan 2. A number of legal references were also updated. Additionally, the update of this policy will eliminate the current procedure - WSSDA does not have a procedure associated with it. No changes were suggested.

E. Revised 5005 Employment: Disclosures, Certification Requirements, Assurances and Approval-First Reading, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 5005 Employment: Disclosures, Certification Requirements, Assurances and Approval. This is an essential policy and was most recently updated on 9/5/2012. This policy is part of the 5000 series, which pertains to policies related to Personnel. Disclosures, Certification Requirements, Assurances and Approval, Policy 5005, describes district requirements for hiring, including following federal immigration laws, reporting all new employees to state DSHS, requesting staff to sign a release allowing staff to contact prior employers about sexual misconduct, and requiring applicants to disclose criminal history. In addition, the policy discusses requiring certificated staff to hold valid certificates and having a designated person check records. Updates to the policy include the changing of the name to also include volunteers (both in title and many of the requirements) with the new title being, "Policy 5005 Employment and Volunteers: Disclosures, Certification Requirements, Assurances and Approval." More substantive updates included the creation of subtitles within the policy to more clearly delineate sections, the creation of conditional employment and pre-employment drug testing sections, and a number of additional clarifying statements across sections. There were also a number of updates to the legal references connected to this policy. In addition, the update of this policy will lead to the elimination of the current procedure - WSSDA does not have a procedure associated with this policy. No changes were suggested.

F. Revised 5050 Contracts-First Reading, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 5050 Contracts. This is an essential policy and was most recently updated on 8/15/2018. This policy is part of the 5000 series, which pertains to policies related to Personnel. Policy 5050 Contracts speaks to the development of written contracts for employment for the following groups: certificated staff, classified staff, supplemental contracts, and consultants. Updates to the policy include the delineation of types of certificated staff contracts. The most changes occurring in the section added pertaining to principal and superintendent contracts. Additional changes were made in identified sections in alignment with the WSSDA model policy updates. In addition, the name of a cross-referenced board policy was updated and three legal references were added as well. No changes were suggested.

G. Revised 5201 Drug-Free Schools, Community, and Workplace-First and Final Reading, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 5201 Drug-Free Schools, Community, and Workplace. This is an essential policy and was most recently updated on 3/16/2016. This policy is part of the 5000 series, which pertains to policies related to Personnel.

Policy 5201 speaks to the safety of the workplace and the prohibition of the use, possession, transmission, or trafficking of illegal and/or controlled substances. The policy also reviews the requirements for staff when taking over-the-counter or prescription medications and possible disciplinary action that could result as a failure to follow the policy. Update of this policy will also lead to the elimination of the procedure as there is no longer a WSSDA procedure for this policy. The other WSSDA recommended updates include the adding of a comma to the title (following Community), and updating the lettering under the "Prohibited Behavior" section. No changes were suggested.

Motion: That the Board approves updated Policy 5201 Drug-Free Schools, Community, and Workplace as presented.

Motion by Director Krueger, second by Director Larson

Final Resolution: Motion Carries

Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

H. Revised 5222 Job-Sharing Staff Members-First Reading, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 5222 Job-Sharing Staff Members. This is an essential policy and was most recently updated on 11/18/2014. This policy is part of the 5000 series, which pertains to policies related to Personnel. Policy 5222 Job-Sharing Staff Members speaks to the opportunity for two employees to share one position and the conditions under which such job-sharing positions are created. The updates to this policy include the identification of the number of employees who can share a position, language in the reservation of district authority section, the addition of the creation of a written plan annually for employees sharing a position, and board cross references. No changes were suggested.

I. Revised 5240 Evaluation of Staff-First and Final Reading, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 5240 Evaluation of Staff. This is an essential policy and was most recently updated on 3/16/2016. This policy is part of the 5000 series, which pertains to policies related to Personnel. In Policy 5240, specific information is identified about evaluating certificated teachers and principals, certified support personnel, other administrative staff, and classified staff. Updates only relate to the addition of a new legal reference for school nurses. No changes were suggested.

Motion: That the Board approves updated Policy 5240 Evaluation of Staff as presented.

Motion by Director Larson, second by Director Krueger

Final Resolution: Motion Carries

Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

J. Revised 3225 School-Based Threat Assessment-First and Final Reading, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 3225 School-Based Threat Assessment. This is an essential policy and was most recently updated on 6/21/2023. This policy is part of the 3000 series, which pertains to policies related to Students. Policy 3225 speaks to the Board and district's commitment to creating a safe and secure learning environment for students and staff and outlines the function of and structure for the threat assessment process. This policy was recently updated, but small updates have taken place since then with the replacement of the word, "expulsion" with "removal," and the removal of the additional word "imposing." In addition, since the most recent update, the Board has approved Policy 2145 and thus this is now cross-referenced and referred to within the policy and an additional policy we do have is now cross-reference (Policy 3143). No changes were suggested.

Motion: That the Board approves updated Policy 3225 School-Based Threat Assessment as presented.

Motion by Director Krueger, second by Director Taylor

Final Resolution: Motion Carries

Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

K. Revised 1220 Board Officers and Duties of Board Members-First and Final Reading, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 1220 Board Officers and Duties of Board Members. This is a discretionary policy and was most recently updated in February of 2024. This policy is part of the 1000 series, which pertains to policies related to the Board of Directors. Policy 1220 speaks to both the specific roles of board officers and members of the board. The policy outlines the responsibilities of the board chair/president, vice chair/president, and the legislative representative. Additionally, the policy outlines the responsibilities of each board member. The only edit to this policy was to align the election of the board legislative representative to the timeline outlined in Policy 1210 Annual Organizational Meeting, with the addition of "December" to designate the month in which the election will occur. No changes were suggested.

Motion: That the Board approves updated Policy 1220 Board Officers and Duties of Board Members as presented.

Motion by Vice President Tocco, second by Director Krueger

Final Resolution: Motion Carries

Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

L. Revised 1225 School Director Legislative Program-First and Final, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 1225 School Director Legislative Program. This is a discretionary policy and was adopted in February of 2024. This policy is part of the 1000 series, which pertains to policies related to the Board of Directors. Policy 1225 speaks to the importance of board advocacy in legislative matters at the regional, state, and national levels. Outlined within the policy are commitments to legislative action by the board, most notably of which is the identification of a legislative representative who will provide leadership for the board in supporting legislative action that furthers the mission of public schools and represents the needs and interests of Lakewood School District. The only edit to this policy was to align the election of the board legislative representative to the timeline outlined in Policy 1210 Annual Organizational Meeting, with the addition of "of December" to designate the month in which the election will occur. No changes were suggested.

Motion: That the Board approves updated Board Policy 1225 School Director Legislative Program as presented.

Motion by Director Larson, second by Director Krueger

Final Resolution: Motion Carries

Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

7. ADJOURNMENT

Next Regular Meeting:

August 7, 2024
Lakewood High School Library
17023 11th Ave NE
Arlington, WA 98223

Other Meetings:

Board Retreat, July 31, 2024
4:00 p.m. to 7:00 p.m.
14402 E Lake Goodwin Rd.
Stanwood, WA 98292

President Gotts adjourned the regular meeting at 7:26 p.m.



08 / 09 / 2024

President of the Board Date



08 / 08 / 2024

Secretary of the Board Date

**DETERMINATION OF NONSIGNIFICANCE
Lakewood School District #306 2024 Six Year Capital Facilities Plan**

Description of Proposal: This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Lakewood School District's Capital Facilities Plan 2024-2029 by the Lakewood School District No. 306 for the purposes of planning for the facilities needs of the District; and

2. The proposed amendment of the Comprehensive Plans of Snohomish County and the cities of Arlington and Marysville to include the Lakewood School District's 2024 Capital Facilities Plan as part of the Capital Facilities Element of the Comprehensive Plans of those jurisdictions. The District will forward this request to the relevant jurisdictions for review and potential action.

Proponent: Lakewood School District No. 306

Location of the Proposal: The Lakewood School District includes an area of approximately 25 square miles. Parts of unincorporated Snohomish County and parts of the cities of Arlington and Marysville fall within the District's boundaries.

Lead Agency: Lakewood School District No. 306

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

It is the policy of the District that, when undertaking an action involving the exercise of substantive SEPA authority, the District shall consider, as appropriate under the circumstances, the ramifications of such action as to one or more of the factors listed in Lakewood School District Policy 6890, Substantive Authority.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:30 p.m., July 29, 2024. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible
Official: Dr. Erin Murphy
Superintendent
Lakewood School District No. 306

Telephone: (360) 652-4500

Address: Lakewood School District
P.O. Box 220
North Lakewood, WA 98259-0220

You may provide comments regarding this determination in writing with receipt required by 4:30 p.m., July 29, 2024, to Dr. Erin Murphy, Superintendent, Lakewood School District P.O. Box 220, North Lakewood, WA 98259-0220.

Date of Issue: 6/18/2024, 2024
Date Published: 6/20/2024, 2024

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SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

The adoption of the Lakewood School District's (the "District") 2024 Capital Facilities Plan ("CFP") for the purposes of planning for the District's facilities needs. Adoption of the CFP is a nonproject proposal.

The District prepares annual updates to the CFP in accordance with the Washington State Growth Management Act, and the codes of Snohomish County and the cities of Arlington and Marysville. The CFP is a nonproject planning document, covers a six-year planning period, and includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of those facilities
- A forecast of the future needs for capital facilities and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

The District's Board of Directors will review and consider approval and adoption of the 2024 CFP. If approved and adopted, the District will send the CFP to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into their respective Comprehensive Plans. A copy of the District's draft Capital Facilities Plan is available for review in the District's office.

2. Name of applicant:

Lakewood School District No. 306

3. Address and phone number of applicant and contact person:

Lakewood School District No. 306
P.O. Box 220
North Lakewood, WA 98259

Contact Person: Alex VanDuine, Facilities Supervisor
Telephone: (360) 652-4503 Ext 1030

4. Date checklist prepared:

May 24, 2024

5. Agency requesting checklist:

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

Lakewood School District No. 306, acting as the lead agency for environmental review and SEPA compliance for this nonproject proposal.

6. Proposed timing of schedule (including phasing, if applicable):

The District's 2024 CFP is scheduled to be considered for adoption by the District School Board on or about August ___, 2024. If the Board of Directors approves and adopts the 2024 CFP, it will be sent to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plans. The potential projects included in the CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This is a nonproject planning action. The 2024 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. During the six-year planning period, the District may add portables at existing school sites. The District is also considering recent recommendations from the 2023 Citizens' Facility Advisory Committee to construct a new middle school and convert the existing Lakewood Middle School to Lakewood Elementary School. Future CFP updates will include relevant planning.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

As applicable, all potential projects included in the 2024 CFP requiring threshold determinations will undergo environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The following environmental information relates to planned projects included in the Capital Facilities Plan for which environmental review is complete: Not applicable.

Information included in this environmental checklist is from the Capital Facilities Plan 2024, which is incorporated into this review.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject action and addresses educational planning for the entirety of the Lakewood School District. There are no known applications covering the entire District.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2024 CFP itself does not require permitting. The District anticipates that, following any Board approval and adoption of the CFP, its jurisdictions will consider incorporation of the 2024 CFP by reference in the Capital Facilities Element of each jurisdiction's Comprehensive Plan to inform student enrollment capacity planning related to existing and planned residential development.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning document. This proposal involves the adoption of a six-year Capital Facilities Plan (CFP) by the Lakewood School District to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of Snohomish County and the cities of Arlington and Marysville. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period 2024-2029 to determine whether future school facilities may be needed to accommodate growth from new development. If the Board of Directors approves and adopts the 2024 CFP, it will be sent to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Potential projects included in the CFP will be subject to project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The District updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of the District, with the CFP providing a basis for such collection.

Impact fees included in the CFP, if requested, are based on growth related construction projects. This year's CFP does not request school impact fees.

A copy of the 2024 CFP is available for review upon request to the District.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2024 CFP applies to educational planning within the Lakewood School District boundaries. The District boundaries include an area of approximately 25 square miles. Portions of unincorporated Snohomish County and the cities of Arlington and Marysville fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

This is a non-project action. The geographic area comprising the Lakewood School District includes a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which potential projects included in the 2024 CFP are located will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

b. What is the steepest slope on the site (approximate percent slope)?

N/A. See WAC 197-11-960.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A. See WAC 197-11-960.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

This is a non-project action. Unstable soils may exist within the geographic area comprising the District. Specific soil limitations on individual sites of the potential projects included in the 2024 CFP will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A. See WAC 197-11-960.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

This is a non-project action. It is possible that erosion could occur as a result of the construction of potential projects proposed in the 2024 CFP. The erosion impacts of the individual projects will be evaluated on a site-specific basis at the time of project-specific environmental review at the appropriate time during formal proposal when

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

project specifics are known and able to be analyzed. Individual projects will be subject to all local approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

N/A. See WAC 197-11-960.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

This is a non-project action. The erosion potential of the proposed projects included in the 2024 CFP and appropriate control measures will be addressed during project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed. Relevant erosion reduction and control requirements will be met.

2. Air

[Find help answering air questions⁴](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

This is a non-project action. Various emissions, many construction-related, may result from individual projects proposed in the 2024 CFP. The air-quality impacts of each potential project will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Please see the Supplemental Sheet for Non-Project Actions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

This is a non-project action. Any off-site sources of emissions or odor that may affect the individual projects proposed in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

This is a non-project action. The individual potential projects in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed and will be subject to local approval processes. Proposed measures will be identified at that time. The District will be required to comply with all applicable air regulations and air permit requirements.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

This is a non-project action. There is a network of surface water bodies in the geographic area comprising District. The surface water bodies that are in the immediate vicinity of the potential projects included in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. When necessary, the surface water regimes and flow patterns will be researched and incorporated into the designs of the individual projects.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

This is a non-project action. The potential projects included in the 2024 CFP may require work near the surface waters located within the District. Applicable local and/or state approval requirements will be satisfied.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

This is a non-project action. Information with respect to the placement or removal of fill and dredge material as a component of the potential projects included in the 2024 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

This is a non-project action. Any surface water withdrawals or diversions required in connection with the potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This is a non-project action. The geographic area comprising the District includes 100-year floodplain areas. Review of potential projects within a 100-year floodplain included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This is a non-project action. Specific information regarding the discharge of waste materials that may be required as a result of the potential projects included in the 2024 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Ground:

[Find help answering ground water questions⁷](#)

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

This is a non-project action. Individual potential projects included in the 2024 CFP may impact groundwater resources. Those impacts will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a non-project action. The discharge of waste material that may take place in connection with the potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Water Runoff (including stormwater):

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

This is a non-project action. Individual potential projects included in the 2024 CFP may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state stormwater regulations.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

This is a non-project action. The potential projects included in the 2024 CFP may result in the discharge of waste materials into ground or surface waters. The specific impacts of each potential project on ground and surface waters will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

This is a non-project action. The specific impacts of each potential project on drainage patterns will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to regulations related to altering or diverting drainage patterns.

- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

This is a non-project action. Specific measures to reduce or control runoff impacts associated with the potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**

- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

This is a non-project planning document. A variety of vegetative zones are located within the District. Inventories of the vegetation located on the sites of potential projects proposed in the 2024 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. What kind and amount of vegetation will be removed or altered?

This is a non-project planning document. Some of the potential projects included in the 2024 CFP may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects included in the CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. List threatened and endangered species known to be on or near the site.

This is a non-project planning document. The geographic area comprising the District may include threatened and endangered species. An inventory of species that have been observed on or near the sites of the potential projects proposed in the 2024 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

Investigation will include use of the Washington State Department of Fisheries and Wildlife's Priority Habitats and Species on the Web database.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the potential projects included in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Noxious weeds and invasive species observed on or near the sites of the potential projects proposed in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Animals

[Find help answering animal questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals)⁸

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

This is a non-project planning document. An inventory of species that have been observed on or near the sites of the potential projects proposed in the 2024 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- b. List any threatened and endangered species known to be on or near the site.**

This is a non-project action. Inventories of threatened or endangered species known to be on or near the sites of the projects included in the 2024 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's Priority Habitats and Species on the Web database.

- c. Is the site part of a migration route? If so, explain.**

This is a non-project action. The impacts of the potential projects included in the 2024 CFP on migration routes will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- d. Proposed measures to preserve or enhance wildlife, if any.**

This is a non-project action. Appropriate measures to preserve or enhance wildlife will be determined during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- e. List any invasive animal species known to be on or near the site.**

This is a non-project action. Invasive animal species observed on or near the sites of potential projects proposed in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

This is a non-project action. The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the potential projects included in the 2024 CFP will be determined at the time of specific engineering and site design planning at the appropriate time when project details are known.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

This is a non-project action. The impacts of the potential projects included in the 2024 CFP on the solar potential of adjacent properties will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

This is a non-project action. Energy conservation measures proposed in connection with the potential projects included in the 2024 CFP will be considered during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

N/A. This is a non-project action.

1. **Describe any known or possible contamination at the site from present or past uses.**

N/A. This is a non-project action.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

This is a non-project action. The potential projects included in the 2024 CFP will comply with all current codes, standards, rules and regulations. Individual projects will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. Toxic and hazardous chemicals that may be stored or produced by the potential projects included in the 2024 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Such projects will comply with all current codes, standards, rules and regulations related to hazardous materials.

4. Describe special emergency services that might be required.

This is a non-project action. The need for special emergency services for the potential projects included in the 2024 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Proposed measures to reduce or control environmental health hazards, if any.

This is a non-project action. Individual potential projects included in the 2024 CFP will be subject to project-specific environmental review impacts for related environmental health hazards at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. A variety of noises from traffic, construction, residential, commercial and industrial areas exist within the District. The specific noise sources that may affect the potential projects included in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

This is a non-project action. The potential projects included in the 2024 CFP may create typical construction noises that will exist on a short-term basis. The projects could increase construction-related traffic around the construction sites on a short-term basis. Because the projects will increase the capacity of the District's school facilities, the projects may increase traffic-related or operations-related noise on a

longer-term basis once the new facilities are constructed and opened. Specifics of noise level changes will be evaluated during project-specific review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. Proposed measures to reduce or control noise impacts, if any:

This is a non-project action. The projected noise impacts of the potential projects included in the 2024 CFP will be evaluated and mitigated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project action. There are a variety of land uses within the District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts to nearby or adjacent properties will be evaluated as part of the project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. Identification of the use of sites intended for any projects included in the CFP as working farmlands or working forest land will be identified and described during project-level environmental review when appropriate. The proposed projects in the 2024 CFP do not involve sites used for working farmlands or working forest lands.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

This is a non-project action. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review at the appropriate during when project details are known and able to be analyzed.

c. Describe any structures on the site.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

This is a non-project action. Any structures located on the proposed sites of the potential projects included in the 2024 CFP will be identified and described during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Will any structures be demolished? If so, what?

This is a non-project action. Any structures that will be demolished as a result of the projects included in the CFP, if any, have been or will be identified during project-level environmental review when appropriate.

e. What is the current zoning classification of the site?

This is a non-project action and not specific to any site. There are a variety of zoning classifications throughout the District. Projects proposed in the 2024 Capital Facilities Plan are zoned under applicable zoning codes and identification of the proposed projects or sites does not in itself direct land uses or serve as a basis for project-specific approvals. Rather, site-specific zoning information and requirements for projects proposed for construction activity in the 2024 CFP will be evaluated during project-specific environmental review when appropriate. All sites for potential school capacity projects proposed in the 2024 CFP are currently zoned for the intended school purpose.

f. What is the current comprehensive plan designation of the site?

This is a non-project action. District boundaries span multiple jurisdictions and the District owns facilities or properties in the unincorporated areas of Snohomish County and the cities of Arlington and Marysville. The sites for the potential projects proposed in the 2024 CFP are located among these jurisdictions and subject to the respective codes and comprehensive plans. All sites for potential school capacity projects proposed in the 2024 CFP are permitted by the underlying comprehensive plan designations for the intended school purpose.

g. If applicable, what is the current shoreline master program designation of the site?

This is a non-project action. Shoreline master program designations of the sites for the potential projects included in the 2024 CFP will be identified during project-specific environmental review when appropriate.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action. Any environmentally sensitive areas located on the sites of the potential projects included in the 2024 CFP will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action. The current Lakewood School District student enrollment for the 2023-24 school year is 2,534 FTE students. Enrollment is expected to increase to approximately 2,743 students by the 2029-2030 school year. The District employs approximately 300 people.

j. Approximately how many people would the completed project displace?

This is a non-project action. It is not anticipated that any of the potential projects proposed in the 2024 CFP will displace any people from the sites. Final determination of any displacement caused by any potential project will be evaluated during project-specific environmental review at the appropriate time when project details are known and able to be analyzed.

k. Proposed measures to avoid or reduce displacement impacts, if any.

This is a non-project action. It is not anticipated that any of the potential projects proposed in the 2024 CFP will displace any people from the sites. Individual projects included in this CFP will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be determined at that time, if necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

This is a non-project planning document. The purpose of a school district Capital Facilities Plan is to provide local jurisdictions with a six-year projection of enrollment and school capacity to determine the need for new school facilities to accommodate growth from new development, and to provide a basis for the assessment of school impact fees, if appropriate.

The 2024 CFP has been developed consistent with RCW 36.70A and RCW 82.02.020. If the Board of Directors approves and adopts the 2024 CFP it will be sent to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Compatibility of individual projects included in the 2024 CFP with existing land uses and plans will be assessed during project-specific environmental and permit review.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. The compatibility of the specific projects included in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance has been or will be identified and described during project-level environmental review when appropriate.

9. Housing

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)¹²

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

This is a non-project action. No housing units will be provided in connection with the completion of the potential projects included in the 2024 CFP.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

This is a non-project action. It is not anticipated that the potential projects included in the 2024 CFP will eliminate any housing units. The impacts of the potential projects included in the 2024 CFP on existing housing will be evaluated during project-specific environmental review at the appropriate time.

- c. Proposed measures to reduce or control housing impacts, if any:**

This is a non-project action. Measures to reduce or control any housing impacts caused by the potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

This is a non-project action. Related aesthetic impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review, when appropriate.

- b. What views in the immediate vicinity would be altered or obstructed?**

This is a non-project action. Related aesthetic impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review, when appropriate.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

This is a non-project action. Appropriate measures to reduce or control the aesthetic impacts of the potential projects included in the 2024 CFP will be determined on a project-specific basis, when appropriate.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

This is a non-project action. The light or glare impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is a non-project action. The light or glare impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. What existing off-site sources of light or glare may affect your proposal?

This is a non-project action. Off-site sources of light or glare that may affect the potential projects included in the 2024 CFP will be evaluated during project-specific environmental review when project details are known and able to be analyzed.

d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. Proposed measures to mitigate the light or glare impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

12. Recreation

[Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a non-project action. There are a variety of formal and informal recreational facilities within the District boundaries. These include both District-owned facilities and other public and private recreational facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a non-project action. Proposed new school facilities and modernizations to existing school facilities included in the 2024 CFP may enhance recreational opportunities and uses. Specific recreational impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. Adverse recreational impacts of the potential projects included in the 2024 CFP will be subject to mitigation during project-specific environmental review. A school site usually provides recreational facilities to the community in the form of playfields and gymnasiums that may be used outside of school hours.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

This is a non-project action. There are no known places or objects listed on, or proposed for, such registers on the sites of the potential projects included in the 2024 CFP. The existence of historic and cultural resources on or next to the sites will be addressed in more detail during project-specific environmental review.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

This is a non-project action. The geographic area comprising the District may include landmarks, features, or other evidence of Indian or historic use or occupation. An inventory of historical sites at or near the sites of the potential projects included in the 2024 CFP will be developed during project-specific environmental review. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's Washington Information System for Architectural and Archaeological Records Data (WISAARD) resource.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

This is a non-project action. Any landmarks, features, or other evidence of Indian or historic use or occupation, or material evidence, artifacts, or areas of cultural importance, on or near sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate. Appropriate methods will be proposed on a project-specific basis. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's Washington Information System for Architectural and Archaeological Records Data (WISAARD) resource.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

This is a non-project action. The impact on cultural or historic resources of the individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

This is a non-project action. The impact on public streets and highways of the individual, potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

This is a non-project action. The relationship between public transit and individual potential projects in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. District schools are regularly served by District transportation service (yellow bus).

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

This is a non-project action. The need for new streets or roads, or improvements to existing streets and roads associated with individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

This is a non-project action. Use of water, rail or air transportation associated with individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This is a non-project action. The traffic impacts of individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

appropriate time during formal proposal when project details are known and able to be analyzed. Approved data models will be used to evaluate trips generated by individual projects.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

This is a non-project action. The traffic impacts of individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- g. Proposed measures to reduce or control transportation impacts, if any:**

This is a non-project action. The mitigation of traffic impacts associated with individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

15. Public services

[Find help answering public service questions¹⁷](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The District does not anticipate that the projects identified in the CFP or the CFP itself will significantly increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

This is a non-project action. Any proposed new school facilities will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems consistent with local and/or state requirements.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

This is a non-project action. Storm, power, and water are currently available to the sites of the potential projects included in the 2024 CFP. Other utilities are either available or the District will apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites will be addressed in detail during project-specific environmental review at the time of formal proposal when project details are fully known.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs will be identified during project-specific environmental review when project details are fully known.

C. Signature

[Find help about who should sign](#)¹⁹

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

 Redacted Signature

> 

Signer: S15211488642940038475662240841ca409cf4529282kjw

Type name of signee: Alex VanDuine

Position and agency/organization:

Date submitted: 6/20/2024

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

APPLICANT/AGENCY ADDED NOTE: The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. However, neither approval of the CFP itself nor its inclusion as a part of any jurisdiction's Comprehensive Plan Capital Facilities Element serves as the basis for approval of any potential project referenced in the CFP that may be proposed for action, nor does it direct a land use approval of any site referenced in the CFP.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects included in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presences of additional students/school operations on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

- **Proposed measures to avoid or reduce such increases are:**

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

Proposed measures to mitigate any such increases described above have been or will be addressed during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. The potential projects included in the 2024 CFP are not likely to generate significant impacts to plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

As needed, specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Applicable code and regulatory provisions protecting/conserving plants, animals, fish, or marine life will be followed.

3. How would the proposal be likely to deplete energy or natural resources?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. Should the potential projects included in the 2024 CFP be constructed, they will require the consumption of energy.

- **Proposed measures to protect or conserve energy and natural resources are:**

The potential projects included in the CFP will be constructed in accordance with applicable energy efficiency standards and requirements, and proposed measures needed to protect or conserve energy and natural resources have been or will be addressed during project-level environmental review when appropriate.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review and will be consistently addressed with local and/or state requirements.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Updates of the CFP will be coordinated with Snohomish County and the cities of Arlington and Marysville, with at least one of the above jurisdictions being the lead

permitting agency for any project proposed in the CFP. Appropriate measures as identified in collaboration with regulatory agencies will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use and, as such, does not in itself dictate certain shoreline and land uses. Any projects included within the CFP and subsequently proposed for project-specific review and permitting will be reviewed for compliance with existing plans.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

This 2024 CFP is a non-project planning document and does not in itself dictate certain shoreline and land uses. Any projects included within the CFP and subsequently proposed for project-specific review and permitting will be reviewed and conditioned appropriately to avoid or reduce land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use and, as such, does not itself create substantial new demands for transportation. The potential projects included in the CFP may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects included in the CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- **Proposed measures to reduce or respond to such demand(s) are:**

This 2024 CFP is a non-project planning document and, as such, does not itself create substantial new demands for transportation, public services, or utilities. Therefore, no measures to reduce or respond to such demands are proposed at this time. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with as a part of the project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use and does not conflict with any laws or requirements for the protection of the environment. Specific projects included in the Capital Facilities Plan have been or will be reviewed under project-level environmental review requirements. The Washington Growth Management Act (the GMA)

outlines 15 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District.



MEMORANDUM

To: Dr. Lisa Gonzales
Executive Director – Finance & Operations
Marysville School District
4220 80th Street NE
Marysville, WA 98270

Date: March 1, 2024

Project No.: F2690.01.001

From: Alex Brasch
Senior Population Geographer

Kent Martin
Senior Planner

Re: 2024–25 to 2033–34 Enrollment Forecasts—Marysville School District

At the request of Marysville School District (MSD/District), FLO Analytics (FLO) prepared enrollment forecasts for grades kindergarten (K) through 12 for the 2024–25 to 2033–34 school years. The study was completed through three main tasks: (1) demographic and residential development analysis, (2) enrollment assessment, and (3) enrollment forecasting. FLO developed three scenarios (low, middle, and high) of district-wide enrollment forecasts, representing the total number of students living within and outside the district boundary and attending district schools and programs. These forecasts are provided as district-wide totals and by individual grade. FLO also prepared more granular forecasts of the number of students enrolled at each of the District's elementary, middle, and high schools and special programs. Because MSD prefers that the low scenario forecasts be used for planning purposes, including individual school forecasts, any figures that focus on a single scenario use the low scenario forecasts.

Demographic and Residential Development Analysis

Understanding the population and housing trends within the geographic area of the district and surrounding region (Figure 1) is an integral part of the enrollment forecasting process. FLO mapped the distribution of student residences (Figure 2); reviewed historical, current, and projected demographic characteristics of the region; and analyzed current land use policies and anticipated residential development.

Population Trends

Figure 3 illustrates the 2000 to 2020 population change for Snohomish County, MSD, the City of Marysville, and unincorporated areas that comprise the district. Snohomish County grew steadily in the 2000s and 2010s, adding 107,311 (17.7 percent) and 114,622 (16.1 percent) residents, respectively. Over the 20-year period, the county grew by 36.6 percent. In comparison, the total population of MSD grew at a higher rate than the county in the 2000s and at a lower rate in the 2010s, adding 11,728 (20.4 percent) and 6,826 (9.9 percent) residents, respectively. That amounts to 32.3 percent growth over the 20-year period, adding a total of 18,554 residents. In 2000, most of

MSD's population resided in unincorporated Snohomish County (56.5 percent). Between 2000 and 2010, the City of Marysville annexed large portions of unincorporated Snohomish County, contributing to a more than doubling of the city population, increasing from 25,315 to 60,020 (137.1 percent). As a result, in 2010 most of MSD's population resided in Marysville (79.6 percent). The population of the unincorporated portion of the district decreased by 18,321 (56.5 percent) between 2000 and 2010, mostly due to the Marysville annexations. Despite limited annexation between 2010 and 2020, the city's population continued to increase, adding 10,694 residents (17.8 percent) over the 10-year period. The unincorporated portion of the district grew by 718 residents (5.1 percent) between 2010 and 2020.

Although the majority of Marysville is within the district boundary, 13.5 percent of the city's population lives outside of the MSD, in the Arlington, Lakewood, or Lake Stevens school district. Between 2010 and 2020, the city's annual average growth rate (AAGR) of 1.7 percent outpaced Snohomish County's AAGR of 1.5%. In comparison, the portion of Marysville within MSD had a lower AAGR of 1.1 percent, while the unincorporated portion of the district had an even lower AAGR of 0.5 percent.

One factor hindering enrollment growth has been slow growth or decline in the number of children residing in the district. Figure 4 depicts how the proportion of the population under the age of 18 changed in relation to the population over the age of 18. The AAGR of the population aged 18 and older (2.4 percent) outpaced the rate of the population under the age of 18 (0.6 percent) between 2000 and 2010. The AAGR's of both age groups decreased between 2010 and 2020, to 1.4 percent for the population age 18 and older and -0.3 percent for the population under the age of 18. The proportion of the population under the age of 18 decreased from 30 percent in 2000 to 26 percent in 2010 and to 23 percent in 2020.

The Washington Office of Financial Management published population projections (low, medium, and high series) for Snohomish County in December 2022. The medium series projection results in Figure 5 show that the county is expected to continue growing between 2020 and 2040, adding just over 210,000 residents, which is about 11,000 fewer than between 2000 and 2020. However, as the population base increases each decade, the AAGR decreases. AAGRs of 1.2 percent in the 2020s and 1.1 percent in the 2030s indicate an expectation that population growth will slow in comparison to the rates experienced from 2010 to 2020.

Housing Types and Student Generation Rates

Housing type is an important indicator of the expected average number of students generated per housing unit. For instance, on average, single-family (SF) housing units generate more students per unit than multifamily (MF) housing units. Factors that contribute to student generation rates (SGR), or yields, include the size of the housing units, the number of bedrooms, housing costs, neighborhood demographics, and family-friendly amenities such as playgrounds.

Figure 6 includes the SGRs for SF detached, plex/townhome, and MF housing types, based on new residential construction between 2015 and 2022. The plex/townhome category includes the following structure types: duplex, triplex, fourplex, multifamily 2–4 units, townhomes, and single-family attached. Homes built in 2023 are excluded from the analysis, because they may not have been completed and occupied by October 2023. On average, each SF detached housing unit yields 0.446 K–12 students, while each plex/townhome and MF unit yields 0.233 and 0.164 students, respectively. The SGRs are also calculated by grade group (K–5, 6–8, 9–12), which reveals that new single-family housing units yield more elementary students than middle or high school students, because families often move into new housing with younger children.

Planned Residential Construction

FLO gathered residential development data from the City of Marysville and the Tulalip Tribe to assess housing trends within the district. Key residential development data are presented in Figures 7 and 8. Figure 7 depicts the locations of housing projects that are currently in active construction or in planning stages, and Figure 8 includes details of residential development data, such as development name, anticipated number of units, and current status.

Based on available information in winter 2023–24, nearly 1,000 housing units are being tracked by Marysville and Tulalip planning departments. Considering the current pace of construction and information on permitting, we expect about two-thirds of the units to be built between 2024 and 2028 and one-third to be built between 2028 and 2033. Approximately 850 housing units are expected to be built in the City of Marysville in the 10-year period. About 31 percent will be SF detached units, 25 percent will be plexes/townhomes, and 44 percent will be MF units. Some projects, such as Wyndham Hills PRD2, are already under construction, while others, like Margaret Estates Apartments, are currently under review but are anticipated to be completed within the forecast horizon. The Tulalip Tribe expects one MF apartment building, containing 84 units, and one subdivision of 26 SF detached units to be built within the next five years.

The highest number of new housing units (186 SF detached and 32 plexes/townhomes) are expected in the Sunnyside Elementary School (ES/K–5) attendance area. Other ES attendance areas that are anticipated to experience housing growth of over 100 units include Liberty ES, Marshall ES, Quil Ceda Tulalip ES, and Shoultes ES. Prospective housing units are evenly distributed between the three middle school (MS/6–8) attendance areas—31 percent in Cedarcrest MS, 36 percent in Marysville MS, and 33 percent in Totem MS. The Marysville Pilchuck High School (HS/9–12) attendance area includes 55 percent of prospective housing units, while the remaining 45 percent are in the Marysville Getchell HS attendance area. While it is important to consider the number of units and the pace of construction, it is equally imperative to monitor the number of students living in new housing and changes to SGRs.

Enrollment Assessment

To better understand recent enrollment trends, FLO analyzed historical enrollment (October 2016–17 to 2023–24 headcount) based on the enrollment reports and student information system extracts (SIS) provided by the District. Students attending full-time Running Start are not included in any reported enrollment values. FLO evaluated historical grade progression ratios (GPRs), participation in special or nontraditional programs, and differences in enrollment by residence compared to individual school attendance (i.e., transfer rates).

Enrollment Trends

Figure 9 shows the district-wide enrollment by individual grade. District-wide enrollment decreased by 368 students between 2018–19 and 2019–20 and then decreased by 325 students in 2020–21, largely due to the impacts of COVID-19. Enrollment recovered slightly in 2021–22 by 79 students, followed by a decrease in 2022–23 of 123 students and another substantial decrease of 413 students in 2023–24. Within the historical period of study, grades K–6, 10, and 12 experienced their largest cohorts before 2020–21. Half of the grades (K, 4, 5, 7, 9, and 12) experienced their smallest cohorts in 2023–24.

Figure 10 tabulates enrollment by grade group and school. ES enrollment decreased by 245 students from 2018–19 to 2019–20, followed by another significant decrease of 330 students in

2020–21. ES enrollment regained 34 students in 2021–22 and continued to increase in 2022–23 by 38 students but decreased by 219 students in 2023–24. Overall, in the six-year period, ES enrollment decreased by 722 students. MS enrollment increased by 58 students between 2018–19 and 2019–20 followed a loss of 21 students in 2020–21. MS enrollment continued to decline in 2021–22, 2022–23, and 2023–24, losing 77, 184, and 5 students, respectively. Over the six-year period, MS enrollment decreased by 229 students. HS enrollment decreased by 181 students from 2018–19 to 2019–20. HS enrollment increased in each of the next three school years by 26, 122, and 23 students, respectively. Those three years of enrollment growth were followed by a considerable enrollment loss of 189 students in 2023–24.

Residence-Attendance Matrices

Based on FLO's analysis of district-wide K–12 transfers (Figure 11), a total of 201 students who live outside the district boundary were enrolled in district schools in 2023–24, representing 2.1 percent of enrollment. Overall, 1,567 students residing within the district boundary transferred to a school or program different from their residence school, which is based on the attendance area in which they live. This amounts to a district-wide intra-district transfer rate of 17.1 percent. The largest percentage of transfers occurs within the 9–12 grade group, with an intra-district transfer rate of 25.6 percent.

As depicted in the residence-attendance matrices (Figures 12 through 14) by grade group, transfer rates also differ by school. For instance, Figure 12 reports transfer-out rates for ES attendance areas ranging from 9.9 percent (Marshall ES-Marysville Co-Op) to 21.0 percent (Cascade ES). From the perspective of individual school enrollment, ES transfer-in rates range from 5.6 percent (Sunnyside ES) to 39.0 percent (Marshall ES-Marysville Co-Op). Schools with higher transfer-in rates are typically due to a preference in programming, location, or relationship with neighboring schools. These transfer rates can help reveal patterns of student choice or quantify District policies. For instance, if a particular school with a high transfer-in rate began to exceed capacity, the District may reconsider transfer policies or programming to alleviate overcrowding.

Figures 13 and 14 show the MS and HS transfer rates and out-of-district totals. MS transfer-out rates range from 10.9 percent (Cedarcrest MS) to 22.7 percent (Marysville MS) and transfer-in rates range from 6.7 percent (Marysville MS) to 14.4 percent (Cedarcrest MS). HS transfer-out rates range from 20.9 percent (Marysville Getchell HS) to 32.2 percent (Marysville Pilchuck HS) and transfer-in rates range from 20.2 percent (Marysville Getchell HS) to 22.2 percent (Marysville Pilchuck HS).

Enrollment Forecasts: Summary

- Figure 15 includes historical and low scenario forecast MSD births, K enrollment, and K-to-birth ratios.
- Figure 16 includes K enrollment forecasts and MSD K-to-birth ratios for the low, middle, and high scenarios.
- Figure 17 includes historical and low scenario forecast GPRs.
- Figure 18 is an overview of the annual district-wide low (preferred), middle, and high forecast scenarios. In the low scenario, K–12 enrollment is expected to decrease by 1,269 students (13.5 percent) from 9,368 in 2023–24 to 8,099 in 2033–34. The middle scenario expects a smaller decrease of 590 students (6.3 percent) in the 10-year horizon, while the high scenario expects a modest increase of 141 students (1.5 percent).

- Figure 19 disaggregates the annual low scenario forecasts by grade group.
 - K–5 enrollment from 4,357 to 4,158 (4.6 percent decrease)
 - 6–8 enrollment from 2,189 (to 1,799 (17.8 percent decrease)
 - 9–12 enrollment from 2,822 to 2,142 (24.1 percent decrease)
- Figures 20, 21, and 22 include the low, middle, and high scenario enrollment forecasts by individual grade.
- Figure 23 includes the low scenario enrollment forecasts by school.

Enrollment Forecasts: Detailed Results

Historical Births and Kindergarten Enrollment

The number of students enrolled in a district is largely influenced by the number of school-aged children residing in the district. We compared historical birth data (i.e., live births to MSD residents from the Washington Department of Health) to historical K class sizes to determine annual K-to-birth ratios (i.e., the number of kindergarteners who enrolled with MSD in comparison to the number of live births to women residing in the district). These values, in combination with age-group-specific population projections of childbearing-aged women residing in the district, allow us to forecast the number of anticipated births to MSD residents, and thus, the number of kindergarteners anticipated in future school years.

Figure 15 compares the number of births in MSD—aligned to K cohorts—to historical K enrollment and shows how the observed and forecasted number of births from 2023 to 2028 impacts the K forecasts. The number of births to MSD residents increased each year between 2012–13 (911 births) and 2015–16, reaching a peak within the period of analysis of 999 births. From 2015–16 to 2021–22 there was modest year-to-year variation, but generally the number of births declined, returning to a value similar to 2012–13. Over the 10-year period, there was an average of 949 births to MSD residents per year. In the low scenario, district births are expected to remain nearly constant throughout the forecast period averaging 928 births per year from 2022–23 to 2027–28.

K enrollment fluctuated between 2018–19 and 2023–24, including two significant declines. The first, a loss of 125 students, occurred between 2019–20 and 2020–21 and was largely due to the COVID-19 pandemic. K enrollment rebounded in 2021–22 by 74 students and again in 2022–23 by 13 students; however, this was followed by the loss of 106 students between 2022–23 and 2023–24. A key metric is the annual K-to-birth ratio, often referred to as a “capture rate,” which represents a combination of net migration between birth and age five, as well as the share of five-year-old residents enrolled in MSD K classes. Ratios for the District are consistently below 1.00, indicating that fewer kindergarten-aged residents enroll with MSD than the number of births five to six years prior. This indicates that more families with young children move out of the district than into it, and it also accounts for the share of MSD kindergarten-aged residents who enroll in private schools, other districts, or homeschool, rather than with the District. The K-to-birth ratio decreased considerably in 2020–21, mostly likely due to COVID-19, and has not recovered to pre-pandemic levels. In fact, in 2023–24, the ratio decreased to a value even lower than 2020–21. We expect K-to-birth ratios to increase slightly through 2028–29 before stabilizing at 0.77, which is notably lower than the pre-pandemic years of 2018–19 and 2019–20.

Figure 16 illustrates how different rates of population growth and K-to-birth ratios may result in divergent scenarios of future K enrollment. The number of future births differs slightly between the low, middle, and high scenarios based on the population of women in child-bearing ages; adjusting

the K-to-birth ratios amplifies the differences in K enrollment. In the middle scenario the ratio is expected to increase to 0.73 in 2024–25, increase gradually through 2028–29, and stabilize through 2033–34 at 0.80. The higher ratios result in between 18 and 45 more K students each year than in the low scenario. In the high scenario the ratio is expected to increase to 0.75 in 2024–25, continue to increase gradually through 2028–29, and stabilize through 2033–34 at 0.82. The even higher ratios result in between 37 and 81 more K students each year compared with the low scenario.

Grade Progression Ratios

The progression of students from one grade to the next is a significant determinant of future enrollment, and therefore plays a significant role in FLO's forecasting process. FLO assesses how cohort sizes change over time by calculating GPRs—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. For instance, if 100 kindergarteners in 2018–19 were to become 105 1st graders in 2019–20, the GPR would be 1.05. GPRs quantify how cohort sizes change as students progress to subsequent grades, by considering that not all students advance to the next grade and that new students join existing cohorts. A GPR value greater than 1.00 indicates that the student cohort increased in size from one grade to the next. Such a result may be due to students moving into the district or students choosing to transfer into the district from other districts or nonpublic schools. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next. This may be due to students moving out of the district, students choosing to transfer to other districts or nonpublic schools, or students not advancing to the next grade.

Figure 17 depicts the GPRs for all K–12 students enrolled in the District from 2018–19 to 2023–24. In transition years 2018–19 to 2019–20 and 2019–20 to 2020–21, GPRs for most grades were less than 1.00, indicating a net loss of students by cohort. In contrast, GPRs for most grades were equal to or greater than 1.00 in the 2020–21 to 2021–22 transition year, indicating a net gain of students by cohort. In the 2022–23 to 2023–24 transition year every GPR is less than 1.00, reflecting the loss of enrollment experienced at each grade level. GPRs for the transition from 10th to 11th grade are consistently the lowest value each year; one reason may be enrollment in Running Start programming. The final three columns in Figure 17 show our assumptions for future GPRs in the low scenario enrollment forecast. Generally, forecasted GPRs are closely aligned with the five-year averages experienced per grade between 2018–19 to 2023–24.

District-wide Enrollment Forecasts

As shown in Figure 18 in the low scenario, district-wide enrollment is forecasted to decrease from 9,368 in 2023–24 to 8,099 in 2033–34. Enrollment decline is anticipated in each forecast year, mostly in response to the expectations of a lack of growth in the number of births to MSD residents, lower than pre-pandemic K-to-birth ratios, and most cohorts losing students as they progress through the grades.

In the next five years, FLO expects the number of births to MSD residents to remain nearly constant through 2027–28 as a response to ongoing population growth paired with the counteracting force of lower births rates, in comparison to the previous decade. K enrollment is expected to generally grow in the forecast period as a result of expected increases in the K-to-birth ratio. Forecasted GPRs for most grades are less than 1.00, indicating existing cohorts and incoming K classes will decrease in size as they advance through the grades, and this incremental loss will lead to district-wide enrollment decline throughout the forecast period.

From a grade group perspective (Figure 19), K–5 enrollment is expected to decrease each year from 2023–24 to 2028–29, losing 337 students over the five-year period. Between 2028–29 and 2033–34, ES enrollment is anticipated to grow each year, but to a lesser extent than the losses in the first five years. Over the 10-year period, ES enrollment is expected to decrease by nearly 200 students (4.6 percent). MS enrollment is also expected to generally decline between 2023–24 and 2028–29, losing 200 students. Losses are anticipated to continue between 2028–29 and 2031–32, but then enrollment is expected to increase in 2032–33 and 2033–34, resulting in a five-year loss of 190 students. Over the 10-year period MS enrollment will decrease by nearly 400 students (17.8 percent). HS enrollment is anticipated to decrease in each year for the forecast period, including potential losses of about 100 students each year in 2025–26 and 2026–27. Over the 10-year period HS enrollment is expected to decrease by 690 students (24.1 percent). These low scenario forecasts for the District are reported by individual grade each year in Figure 20. Figures 21 and 22 report individual grade forecasts for the middle and high scenarios, respectively.

Individual School Enrollment Forecasts

Figure 23 includes enrollment forecasts for the District's schools. Different demographics, rates of residential development, and other factors contribute to differing rates of enrollment decline and growth for each school. All 10 elementary schools with attendance areas are expected to experience enrollment decline in the next five years, with Liberty ES and Quil Ceda Tulalip ES expected to decrease by over 50 students. Enrollment at each of the elementary schools except Liberty ES, is expected to increase between 2028–29 and 2033–34. Despite these gains, enrollment is expected to be lower in 2033–34 than in 2023–24 at each elementary school, except for Allen Creek ES (gain of five students).

The three middle schools with attendance areas are expected to experience enrollment decline between 2023–24 and 2028–29. In the second five-year period, enrollment at all three middle schools will likely continue to decrease, but at a slower rate than the first five years. Over the 10-year period, enrollment at Cedarcrest MS and Marysville MS is expected to decline by approximately 25 percent, while Totem MS enrollment will decline by more than 35 percent, largely due to the introduction of the choir pathway at 10th Street MS. Enrollment at both high schools with attendance areas is expected to decrease between 2023–24 and 2028–29, including losses of 261 and 171 students at Marysville Getchell HS and Marysville Pilchuck HS, respectively. In the second five-year period, enrollment at both high schools will continue to decline, but to a lesser degree than the first five-year period. Over the 10-year period, enrollment at Marysville Getchell HS is anticipated to decrease by about 28 percent, while enrollment at Marysville Pilchuck HS is expected to decrease by 26 percent.

Methodology

District-wide Population and Enrollment Forecasts

To prepare the 10-year forecasts from 2024–25 to 2033–34, FLO forecasts births through 2028. The birth forecasts depend on population forecasts by age and sex and age-specific birth rates for women of childbearing age. Birth rates estimated for 2020 resulted in a total fertility rate (TFR) estimate of 1.88. The TFR is expected to remain constant at 1.86 for all forecast years through 2028.¹ Cohort change ratios based on historical trends are used to forecast 2030 population age

¹ TFR is the number of children that would be born to a woman over her child-bearing years, based on age-specific birth rates at a given time.

10 and older by five-year age group and sex.² Forecasts of population under age 10 in 2030 based on ratios of population to births are added, resulting in 2020 to 2030 population growth of 5,256 in the low scenario, 7,885 in the middle scenario, and 10,397 in the high scenario, compared with 6,826 between 2010 and 2020.

The link between our population forecast and MSD district-wide school enrollment forecast occurs at kindergarten, where we use the forecast of births through 2028 and the K-to-birth ratios described previously in the Historical Births and Kindergarten Enrollment section (within Enrollment Forecasts: Detailed Results). Forecasts for grades 1–12 use GPRs based initially on the average GPRs for school years 2016–17 to 2023–24, excluding 2020–21. GPRs embed implicit assumptions about the level of net migration and choices such as enrollment in secondary schools and participation in special programs.

Forecasts for Individual Schools

Forecasts for each elementary school start with their base year (2023–24) enrollment by individual grade. New K classes each forecast year are initially based on five-year average shares of district-wide K adjusted for the number of additional K students expected based on housing growth. Initial forecasts for grades 1–5 use GPRs unique to each school and grade using a formula based on historical pre-COVID and district-wide GPRs, individually reviewed with respect to outliers and recent GPRs. Initial forecasts for grades 1–5 are also adjusted using expected enrollment impacts of housing growth. Final elementary school forecasts are controlled to match the district-wide K–5 forecasts.

Forecasts for entry grades 6th and 9th initially use GPRs based on the historical relationship between the entry grade and each secondary school's 5th grade and 8th grade feeders. For example, the ratio of 6th grade at Cedarcrest MS to the previous year's 5th grade at Allen Creek ES, Kellogg Marsh ES, and Sunnyside ES. Subsequent grades 8th for MS and 10–12 for HS use GPRs specific to each school and grade. Final MS and HS forecasts are controlled to match the middle scenario district-wide forecasts by individual grade.

Data Sources

FLO used the following data sources to inform the enrollment forecasts:

- Decennial Census and American Community Survey, U.S. Census Bureau
- Birth data, Washington Department of Health
- Population estimates and forecasts, Washington Office of Financial Management
- Enrollment data, MSD
- Land use data, City of Marysville and Tulalip Tribe
- Spatial data, MSD and U.S. Census Bureau

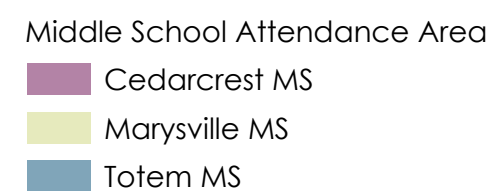
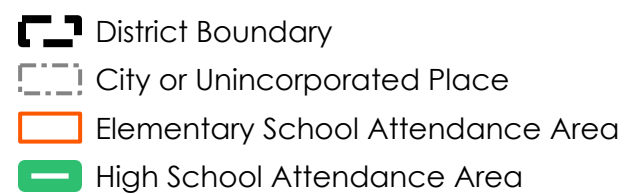
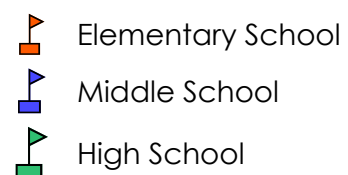
Accuracy

Enrollment projections and forecasts are expected values based on assessment of current and past data, and as such, should be considered as just one of several planning tools, rather than absolute numbers for the allocation of future resources. Unlike measurable data, such as the results of a survey, projections and forecasts do not allow for the estimation of a confidence interval to measure accuracy. The best way to measure error is to compare actual enrollment with previously prepared

² Baker, Jack, David A. Swanson, Jeff Tayman, and Lucky M. Tedrow. *Cohort change ratios and their applications*. Springer International Publishing, 2017.

projections or forecasts that were conducted using similar data and methodologies. Finally, when considering confidence and accuracy, the appropriate use of projections and forecasts includes an understanding that there is likely to be some degree of variation from the anticipated values. It is important that stakeholders monitor and manage the changing conditions that will affect future populations, and that projections or forecasts be updated either at a regular frequency, or when deviation of actual enrollment from the projections or forecasts is significant.

This map illustrates the Marysville School District, which is divided into several colored regions representing different school areas. The district is bordered by a thick black dashed line. Key geographical features include the large blue area of the Tulalip Reservation and Off-Reservation Trust Land to the west, and the green area of the Tulalip National Forest to the east. Major roads shown include State Route 9, State Route 29, and State Route 92. The map also depicts various creeks (Tulalip, Mission, Star, Catherine, Dubuque, Jordan), lakes (Lake Stevens, Lake Stevens), and islands (Gedney Island, Smith Island). Numerous schools are marked with colored icons and labels, including Shoultes ES, Marshall ES, Marysville Co-Op, Marysville Pilchuck HS, Cascade ES, Kellogg Marsh ES, Marysville Getchell HS, Cedarcrest MS, Grove ES, Marysville MS, Totem MS, Allen Creek ES, Marysville Sunnyside ES, Liberty ES, Legacy HS, Quil Ceda Tulalip ES, Heritage HS, and 10th Street MS. Other locations labeled include Kayak Point, McKees Beach, Tulare Beach, Spee-Bi-Dah, Pebble Beach, Camp Diana, Langley, Midvale Corner, West Lake Stevens, and Granite Falls. Elevation markers are present, such as 591 ft, 610 ft, 594 ft, and 535 ft.



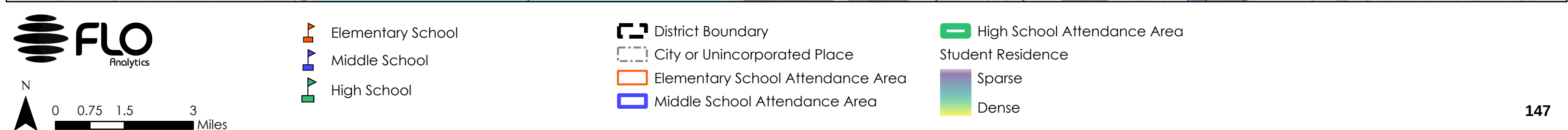
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Figure 3: County, District, and City Population: 2000 to 2020

	2000	2010	2020	Average Annual Growth	
				2000–2010	2010–2020
Snohomish County	606,024	713,335	827,957	1.6%	1.5%
Marysville School District (MSD)	57,441	69,169	75,995	1.9%	0.9%
MSD Unincorporated Area	32,427	14,106	14,824	-8.0%	0.5%
Marysville (all) *	25,315	60,020	70,714	9.0%	1.7%
MSD Portion	25,014	55,063	61,171	8.2%	1.1%

Figure 4: MSD Population by Age Group: 2000 to 2020

	2000	2010	2020	Average Annual Growth	
				2000–2010	2010–2020
Total Population	57,441	69,169	75,995	1.9%	0.9%
Age 18 and over	40,204	50,944	58,354	2.4%	1.4%
Under age 18	17,237	18,225	17,641	0.6%	-0.3%
Under 18 share of total	30%	26%	23%	--	--

Figure 5: Snohomish County Population Projections

	2020 Census	2030 Projection	2040 Projection	Average Annual Growth	
				2020–2030	2030–2040
Snohomish County Low Series	827,957	868,093	943,434	0.5%	0.8%
Snohomish County Medium Series	827,957	935,370	1,039,254	1.2%	1.1%
Snohomish County High Series	827,957	1,023,820	1,163,254	2.1%	1.3%

Notes

* Marysville more than doubled in population from 2000 to 2010. A large contributor to this growth was a series of annexations of unincorporated Snohomish County.

Indentation signifies the nesting of geographic areas or variables. For instance, in Figure 3 the school district is indented because it is part of the county. In Figure 4, Age 18 and over is indented because it is a component of total population.

Sources

Figures 3 and 4: U.S. Census Bureau, 2000, 2010, and 2020 Censuses.

Figure 5: State of Washington, Office of Financial Management, Growth Management Act County Projections, December 2022.

Figure 6: Student Generation Rates

K–12 Students per Housing Unit Built 2015–2022								
Housing Type	Housing Units	K–5 Students	6–8 Students	9–12 Students	K–5 SGR	6–8 SGR	9–12 SGR	K–12 SGR
Single-family Detached	1,007	244	95	110	0.242	0.094	0.109	0.446
Plex/Townhome	86	11	5	4	0.128	0.058	0.047	0.233
Multifamily	353	24	15	19	0.068	0.042	0.054	0.164

Notes

The plex/townhome category includes the following structure types: duplex, triplex, fourplex, multifamily 2–4 units, townhomes, and single-family attached.

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023.

Sources

Marysville School District 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

Figure 7: Residential Development

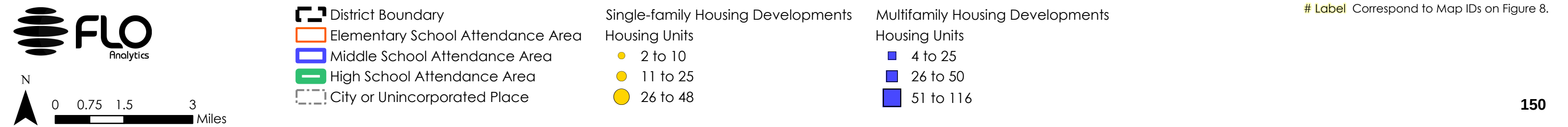
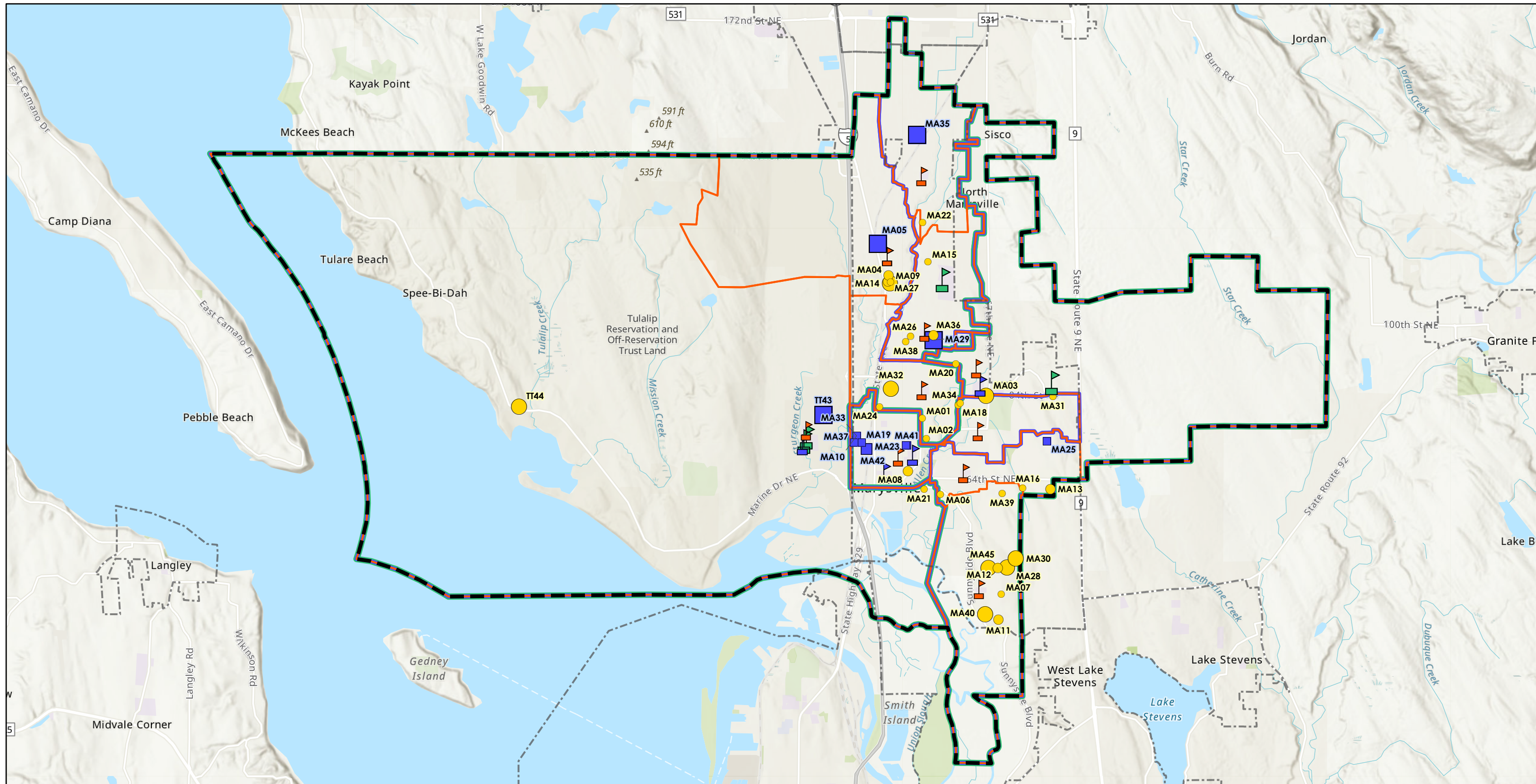


Figure 8: Residential Development

Map ID	Jurisdiction	Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type	Total Units	2024–2028 Units	2028–2033 Units	2024–2034 Units	Notes
MA01	Marysville	Pinewood ES	Totem MS	Marysville Pilchuck HS	51st Avenue Short Plat	SF	3	0	3	3	Preliminary Approval; Three lot short plat, retain existing duplex, add two new single family lots
MA02	Marysville	Pinewood ES	Totem MS	Marysville Pilchuck HS	53rd Ave Short Plat	SF	4	0	4	4	Under Review
MA03	Marysville	Kellogg Marsh ES	Cedarcrest MS	Marysville Getchell HS	67th Avenue Townhomes	PT	30	30	0	30	Under Construction; 30 unit townhouse
MA04	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	113th Place Townhomes	PT	17	17	0	17	Under Construction; 17-unit townhouse
MA05	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	AHM - Smokey Point Apartments	MF	80	80	0	80	Under Construction; 80-unit multi-family residential development, including three 3-story buildings
MA06	Marysville	Allen Creek ES	Cedarcrest MS	Marysville Getchell HS	Alexander Reed Short Plat	SF	6	0	6	6	Under Review; 6- lot short plat
MA07	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Alvin Short Plat	SF	6	0	6	6	Preliminary Approval; 6 lot short plat
MA08	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Armar Road Townhomes	PT	17	9	9	17	Preliminary Approval; 17-unit Townhome
MA09	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	Balam Sixplex	PT	6	6	0	6	Under Construction; 6-unit townhouse
MA10	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Beach Avenue Multi-Family Apartments	MF	21	21	0	21	Under Construction; 21-unit market rate apartments
MA11	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Brookside Trails Plat	SF	23	7	16	23	Preliminary Approval; 23-lot single family subdivision
MA12	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Carney Subdivision	SF	22	22	0	22	Under Review; 22-lot subdivision
MA13	Marysville	Allen Creek ES	Cedarcrest MS	Marysville Getchell HS	Chapel Hill Subdivision	SF	23	0	23	23	Under Review; 23-lot subdivision
MA14	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	Compass Invesco Townhomes	PT	29	29	0	29	Preliminary Approval; 29-unit townhouse
MA15	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	GHAG SHORT PLAT	SF	5	5	0	5	Under Construction; 5 LOT SHORT PLAT
MA16	Marysville	Allen Creek ES	Cedarcrest MS	Marysville Getchell HS	Gidey Short Plat	SF	5	5	0	5	Under Construction; 5-lot short plat
MA18	Marysville	Grove ES	Marysville MS	Marysville Getchell HS	Gorbunova Short Plat	SF	3	3	0	3	Preliminary Approval; 3-lot short plat
MA19	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Grove Street Dental Clinic	MF	4	4	0	4	Under Construction; 5,922 SF dental office and 4-one bedroom apartments.
MA20	Marysville	Kellogg Marsh ES	Cedarcrest MS	Marysville Getchell HS	Haile Short Plat	SF	4	4	0	4	Under Construction; 4-Lot short subdivision
MA21	Marysville	Quil Ceda Tulalip ES	Totem MS	Marysville Pilchuck HS	Harborview Heights	SF	2	0	2	2	Under Review; 2-lot short subdivision
MA22	Marysville	Shoultes ES	Marysville MS	Marysville Pilchuck HS	Hidden Valley Short Plat	SF	5	0	5	5	Under Review; 5-lot Short Plat/PRD
MA23	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Home Plus LLC	MF	6	6	0	6	Under Construction; 6-unit MFR
MA24	Marysville	Pinewood ES	Totem MS	Marysville Pilchuck HS	Hsiao Short Plat	SF	5	5	0	5	Preliminary Approval; 5 lot short plat
MA25	Marysville	Allen Creek ES	Cedarcrest MS	Marysville Getchell HS	Kahlon PRD	MF	12	12	0	12	Under Construction; 12-unit PRD/BSP
MA26	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	Linscott-Kirk Short Plat	SF	3	0	3	3	Under Review; 3-lot short plat
MA27	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	Mack Townhomes	PT	22	22	0	22	Under Construction; 22-unit Townhouse Development
MA28	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Maplewood Crossing PRD	SF	43	43	0	43	Under Construction; 43-lot PRD/BSP
MA29	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	Margaret Estates Apartments	MF	58	0	58	58	Under Review; 58-unit Multi-family Development
MA30	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Marysville 44th PRD	SF	35	0	35	35	Under Review; Planned Residential Development (PRD) and preliminary Binding Site Plan (BSP) approval with State Environmental Policy Act (SEPA) Review in order to construct 35 single-family detached units on 9.36 acres.
MA31	Marysville	Grove ES	Marysville MS	Marysville Getchell HS	Marysville Investor	SF	7	7	0	7	Under Construction; 7-lot short plat
MA32	Marysville	Pinewood ES	Totem MS	Marysville Pilchuck HS	MSR Tuscany Woods Townhomes	PT	37	26	11	37	Preliminary Approval; Thirty-seven unit townhome development and associated improvements.
MA33	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	PA20046	MF	21	13	8	21	Preliminary Approval; 21 unit market-rate apartments
MA34	Marysville	Grove ES	Marysville MS	Marysville Getchell HS	Rajamani Short Plat	SF	2	2	0	2	Preliminary Approval; 2 lot short plat
MA35	Marysville	Shoultes ES	Marysville MS	Marysville Pilchuck HS	Remington Place Apartments	MF	116	116	0	116	Under Construction; 116-unit Apartment Complex
MA36	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	Scott Ray Townhomes	PT	22	15	7	22	Preliminary Approval; 22-lot subdivision with 20 new townhome units
MA37	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Smoots Mixed Use	MF	12	12	0	12	Preliminary Approval; 3-story mixed use building - 3,200 sq. ft. commercial space with (12) multi-family dwelling units
MA38	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	SP22-001 Linscott Short Plat	SF	4	0	4	4	Preliminary Approval; 4 lot short plat
MA39	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Stoney Ridge Short Plat	SF	9	9	0	9	Under Construction; 9-lot Subdivision

Figure 8: Residential Development

Map ID	Jurisdiction	Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type	Total Units	2024–2028 Units	2028–2033 Units	2024–2034 Units	Notes
MA40	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Sunnyside Village Co-Housing	PT	32	10	22	32	Preliminary Approval; Preliminary Subdivision with Conditional Use Permit and SEPA Environmental Review for the construction of a 32-lot cottage housing development
MA41	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Sunrise Grove Apartments	MF	16	16	0	16	Preliminary Approval; New 3-story, 16-unit apartment building
MA42	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Terimar Apartments	MF	30	0	30	30	Under Review; 30-unit market rate apartments
MA45	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Wyndham Hills PRD2	SF	48	48	0	48	Under Construction; 48-lot PRD/BSP
TT43	Tulalip Tribe	Quil Ceda Tulalip ES	Totem MS	Marysville Pilchuck HS	Tulalip Tribe MF1	MF	84	84	0	84	Preliminary Approval
TT44	Tulalip Tribe	Quil Ceda Tulalip ES	Totem MS	Marysville Pilchuck HS	Tulalip Tribe SF1	SF	26	26	0	26	Under Construction
Total SF						SF	460	364	96	460	
Total PT						PT	212	163	49	212	
Total MF						MF	293	186	107	293	

Notes
SF is single-family detached, MF is multifamily, and PT is plex/townhome. The plex/townhome category includes the following structure types: duplex, triplex, fourplex, multifamily 2–4 units, townhomes, and single-family attached.
The anticipated phasing of construction is based on the known status of projects as of winter 2023–24.

Sources
City of Marysville and Tulalip Tribe.

Figure 9: Historical Enrollment by Grade

Grade	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2018–19 to 2023–24
K	788	808	683	757	770	664	-124
1	810	780	715	740	762	761	-49
2	891	795	738	737	760	757	-134
3	863	853	770	740	741	747	-116
4	782	830	802	793	744	709	-73
5	945	768	796	771	799	719	-226
6	847	889	765	778	747	754	-93
7	779	833	867	736	734	710	-69
8	792	754	823	864	713	725	-67
9	744	782	760	814	841	694	-50
10	815	751	791	763	809	800	-15
11	706	647	661	736	694	700	-6
12	756	660	654	675	667	628	-128
District-wide Total	10,518	10,150	9,825	9,904	9,781	9,368	-1,150

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively. Abrupt changes in enrollment are likely due to deliberate student placement or attendance boundary changes.

Sources

Marysville School District October 2018–19 to 2023–24 headcount enrollment.

Figure 10: Historical Enrollment by School and Grade Group

School Name	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2018–19 to 2023–24
Allen Creek ES	515	484	579	425	468	469	-46
Cascade ES	437	405	364	380	414	409	-28
Grove ES	457	437	391	367	376	375	-82
Kellogg Marsh ES	506	481	461	464	471	451	-55
Liberty ES	434	427	387	415	440	417	-17
Marshall ES-Marysville Co-Op *	627	582	517	527	523	479	-148
Pinewood ES	577	547	504	476	467	420	-157
Quil Ceda Tulalip ES	536	513	439	477	515	492	-44
Shoultes ES	458	426	382	395	394	372	-86
Sunnyside ES	515	522	459	479	475	466	-49
SHoPP †	14	8	21	132	30	5	-9
Entity ID 598	3	2	0	1	3	2	-1
K–5 Total	5,079	4,834	4,504	4,538	4,576	4,357	-722

Cedarcrest MS	809	855	853	806	762	751	-58
Marysville MS	855	853	839	733	649	670	-185
Totem MS	556	561	559	557	558	584	28
10th Street MS	175	178	175	170	160	163	-12
SHoPP †	21	26	24	107	59	17	-4
Entity ID 598	2	3	5	5	6	4	2
6–8 Total	2,418	2,476	2,455	2,378	2,194	2,189	-229

Marysville Getchell HS	1,491	1,336	1,335	1,399	1,405	1,344	-147
Marysville Pilchuck HS	1,151	1,121	1,131	1,169	1,216	1,183	32
Heritage HS	76	96	92	88	89	119	43
Legacy HS †	0	263	280	315	274	151	151
MMVAT	277	0	0	0	0	0	-277
Entity ID 598	26	24	28	17	27	25	-1
9–12 Total	3,021	2,840	2,866	2,988	3,011	2,822	-199

District-wide Total	10,518	10,150	9,825	9,904	9,781	9,368	-1,150
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Notes

* Effectively two programs on a single school campus.

† Includes students enrolled in Marysville Online in 2021–22 and 2022–23.

Entity ID 598 is comprised of 18-21 Year Old, Sp. Ed. Out of District, and Sp. Ed. Other.

Students enrolled in Open Doors and full-time Running Start are excluded from analysis. The lowest and highest enrollment values per school are highlighted blue and orange, respectively. Abrupt changes in enrollment are likely due to deliberate student placement or attendance boundary changes.

Sources

Marysville School District October 2018–19 to 2023–24 headcount enrollment.

Figure 11: District-wide Transfer Rates

Grade Group	Enrollment Total	Enrollment In-District	Enrollment Out-of-District	Transfers Intra-district	Transfers Total	Transfer Rate Out-of-District	Transfer Rate Intra-district	Transfer Rate Total
K-5	4,357	4,294	63	509	572	1.4%	11.9%	13.1%
6-8	2,189	2,161	28	363	391	1.3%	16.8%	17.9%
9-12	2,822	2,712	110	695	805	3.9%	25.6%	28.5%
District-wide	9,368	9,167	201	1,567	1,768	2.1%	17.1%	18.9%

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis. Enrollment from within the district are students that reside within the district boundary, whereas out-of-district enrollment are students that reside outside the district boundary. Intra-district transfers are students that enroll in a school other than their neighborhood school based on the attendance area that they reside in. Total transfers are the sum of out-of-district enrollment and intra-district transfers.

Sources

Marysville School District 2023–24 attendance areas and October 2023–24 headcount enrollment.

Figure 12: Grade K–5 Residence-Attendance Matrix

School of Attendance Attendance Area	Residence Count	Allen Creek ES	Cascade ES	Grove ES	Kellogg Marsh ES	Liberty ES	Marshall ES-Marysville Co-Op	Pinewood ES	Quil Ceda Tulalip ES	Shoultes ES	Sunnyside ES	Entity ID 598	SHoPP	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Allen Creek ES	470	376	1	8	11	23	12	11	17	5	4	0	2	80.0%	94	20.0%
Cascade ES	486	6	384	19	12	3	19	31	1	9	2	0	0	79.0%	102	21.0%
Grove ES	334	10	4	296	5	10	5	4	0	0	0	0	0	88.6%	38	11.4%
Kellogg Marsh ES	433	4	2	9	379	10	15	10	3	0	1	0	0	87.5%	54	12.5%
Liberty ES	388	11	0	18	7	326	8	6	6	2	3	1	0	84.0%	62	16.0%
Marshall ES-Marysville Co-Op	324	2	6	3	1	2	292	15	2	1	0	0	0	90.1%	32	9.9%
Pinewood ES	365	4	4	7	10	5	19	305	5	4	1	0	1	83.6%	60	16.4%
Quil Ceda Tulalip ES	563	23	1	3	2	9	53	8	452	6	5	0	1	80.3%	111	19.7%
Shoultes ES	417	4	2	2	4	5	35	18	1	341	4	0	1	81.8%	76	18.2%
Sunnyside ES	514	19	1	5	14	18	10	5	0	1	440	1	0	85.6%	74	14.4%
K-5 Subtotals	4,294	459	405	370	445	411	468	413	487	369	460	2	5	83.6%	703	16.4%
Out of District	63	10	4	5	6	6	11	7	5	3	6	0	0	--	--	--
K–5 Totals	4,357	469	409	375	451	417	479	420	492	372	466	2	5	--	--	--
Transfer In Student Total	572	93	25	79	72	91	187	115	40	31	26	2	5	--	--	--
Transfer In Rate	13.1%	19.8%	6.1%	21.1%	16.0%	21.8%	39.0%	27.4%	8.1%	8.3%	5.6%	100%	100%	--	--	--

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District 2023–24 attendance areas and October 2023–24 headcount enrollment.

Figure 13: Grade 6–8 Residence-Attendance Matrix

School of Attendance Attendance Area	Residence Count	Cedarcrest MS	Marysville MS	Totem MS	10th Street MS	Entity ID 598	SHoPP	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Cedarcrest MS	722	643	10	15	50	0	4	89.1%	79	10.9%
Marysville MS	809	77	625	50	46	3	8	77.3%	184	22.7%
Totem MS	630	24	27	509	66	1	3	80.8%	121	19.2%
6–8 Subtotals	2,161	744	662	574	162	4	15	82.2%	384	17.8%
Out of District	28	7	8	10	1	0	2	--	--	--
6–8 Totals	2,189	751	670	584	163	4	17	--	--	--
Transfer In Student Total	412	108	45	75	163	4	17	--	--	--
Transfer In Rate	18.8%	14.4%	6.7%	12.8%	100%	100%	100%	--	--	--

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District 2023–24 attendance areas and October 2023–24 headcount enrollment.

Figure 14: Grade 9–12 Residence-Attendance Matrix

School of Attendance Attendance Area	Residence Count	Marysville Getchell HS	Marysville Pilchuck HS	Entity ID 598	Heritage HS	Legacy HS	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Marysville Getchell HS	1,355	1,072	193	9	18	63	79.1%	283	20.9%
Marysville Pilchuck HS	1,357	242	920	14	97	84	67.8%	437	32.2%
9–12 Subtotals	2,712	1,314	1,113	23	115	147	73.5%	720	26.5%
Out of District	110	30	70	2	4	4	--	--	--
9–12 Totals	2,822	1,344	1,183	25	119	151	--	--	--
Transfer In Student Total	830	272	263	25	119	151	--	--	--
Transfer In Rate	29.4%	20.2%	22.2%	100%	100%	100%	--	--	--

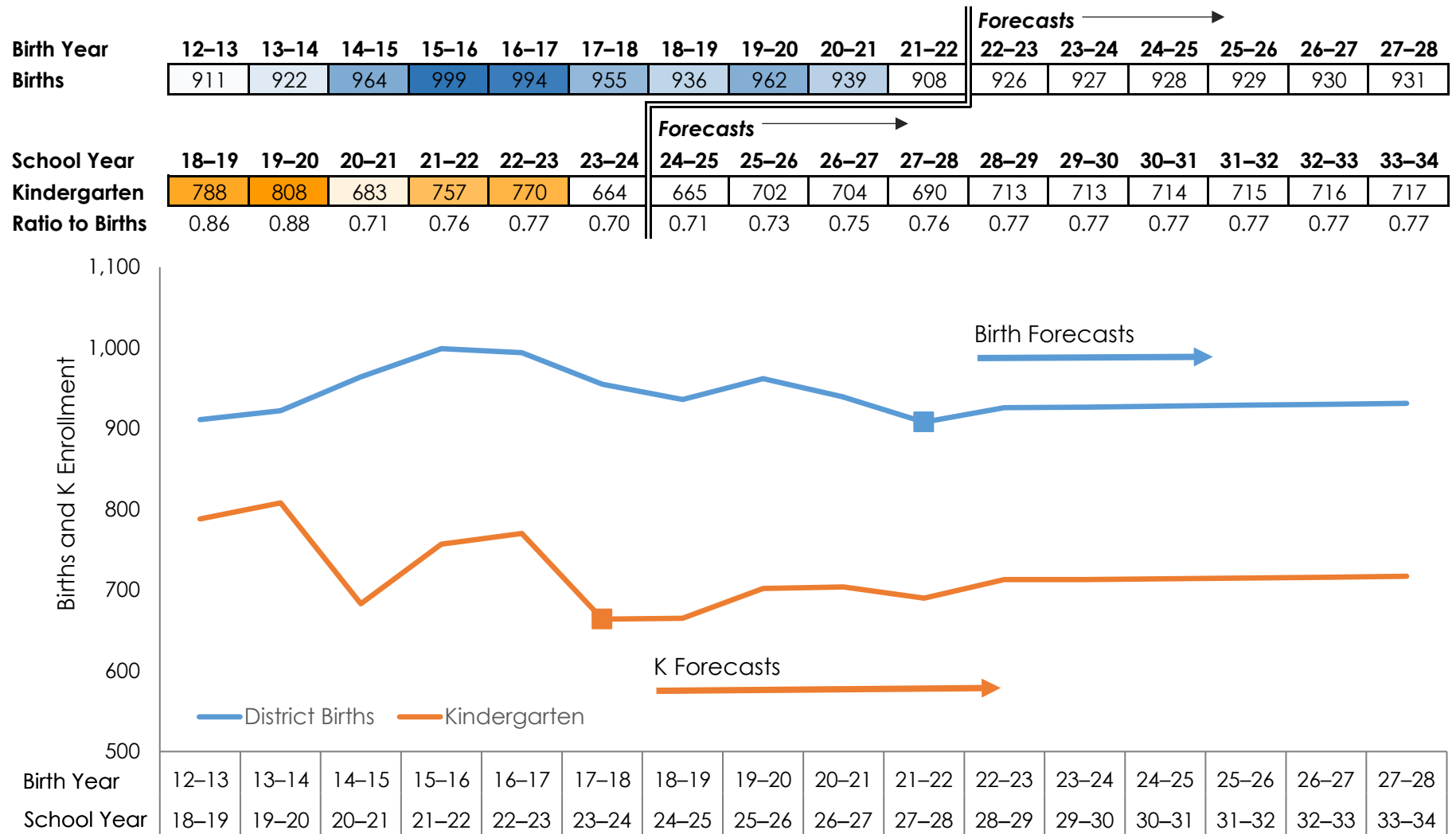
Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District 2023–24 attendance areas and October 2023–24 headcount enrollment.

Figure 15: District Births and Kindergarten Enrollment



Notes

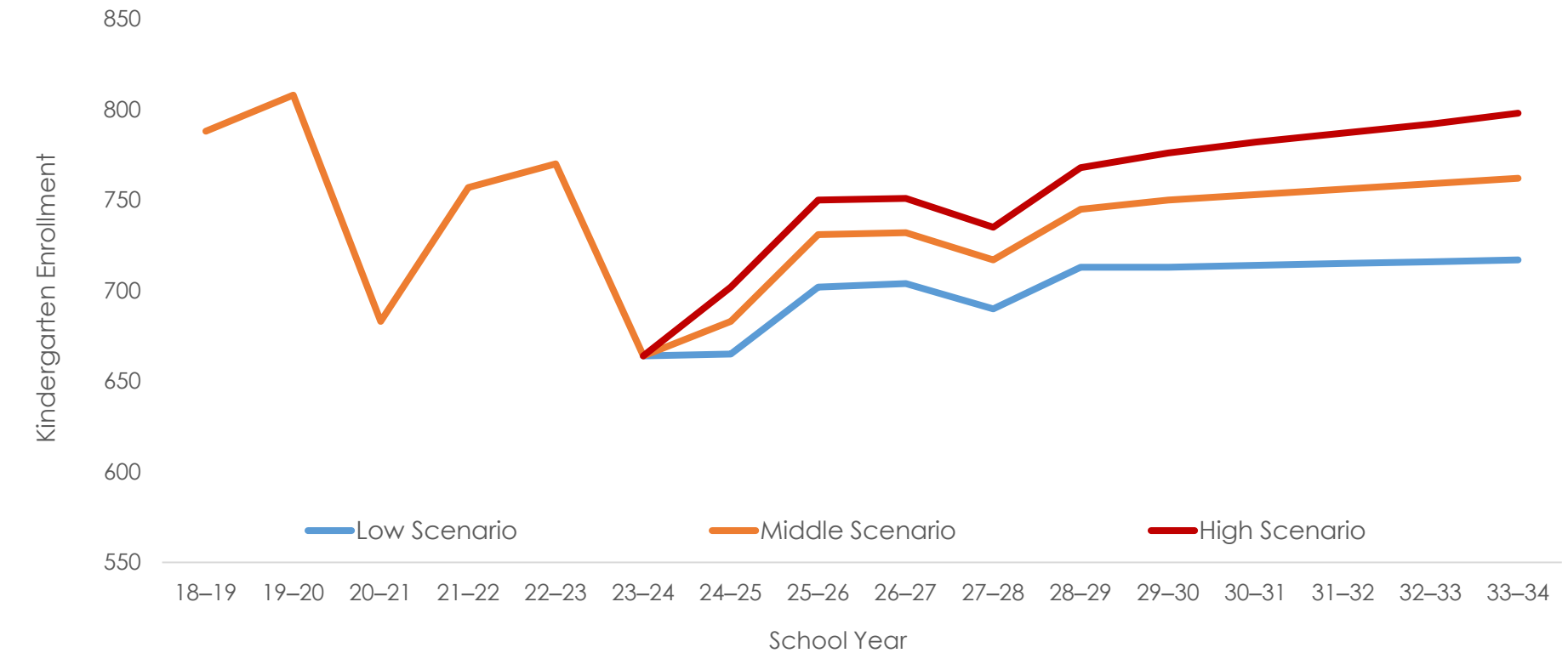
Enrollment includes students residing outside of the district boundary. Birth cohorts are aligned with K cohorts (e.g., the 2017-18 birth year represents births from September 2017 to August 2018, which is the 2023-24 K year). The ratio is calculated by dividing each K enrollment by the births five years earlier (e.g., 2023-24 K divided by 2017-18 births). Births from 2023 to 2028, which inform K classes beginning with the 2028-29 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates.

Sources

Washington Department of Health 2012 to 2022 births to mothers residing within the district boundary. Marysville School District October 2018-19 to 2023-24 headcount enrollment and FLO October 2024-25 to 2033-34 enrollment forecasts (low scenario).

Figure 16: Kindergarten Enrollment and Ratio to Births

Scenario	K Enrollment						Forecasts									
	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Low						664	665	702	704	690	713	713	714	715	716	717
Ratio to Births						0.70	0.71	0.73	0.75	0.76	0.77	0.77	0.77	0.77	0.77	0.77
Middle	788	808	683	757	770	664	683	731	732	717	745	750	753	756	759	762
Ratio to Births	0.86	0.88	0.71	0.76	0.77	0.70	0.73	0.76	0.78	0.79	0.80	0.80	0.80	0.80	0.80	0.80
High						664	702	750	751	735	768	776	782	787	792	798
Ratio to Births						0.70	0.75	0.78	0.80	0.81	0.82	0.82	0.82	0.82	0.82	0.82



Notes
Enrollment includes students residing outside of the district boundary. The ratios are calculated by dividing each K enrollment by the birth five years earlier (e.g., October 2023-24 K divided by 2017-18 births).

Sources
Washington Department of Health 2012 to 2022 births to mothers residing within the district boundary. Marysville October 2018-19 to 2023-24 enrollment and FLO October 2024-25 to 2033-34 enrollment forecasts (low, middle, and high scenarios).

Figure 17: Grade Progression Ratios

Grade Progression Ratios	2018–19 to 2019–20	2019–20 to 2020–21	2020–21 to 2021–22	2021–22 to 2022–23	2022–23 to 2023–24	2023–24 to 2024–25	2024–25 to 2025–26	2025–26 to 2033–34
K–1	0.99	0.88	1.08	1.01	0.99	1.00	0.99	0.99
1–2	0.98	0.95	1.03	1.03	0.99	1.00	1.00	1.00
2–3	0.96	0.97	1.00	1.01	0.98	0.99	0.98	0.98
3–4	0.96	0.94	1.03	1.01	0.96	0.98	0.98	0.98
4–5	0.98	0.96	0.96	1.01	0.97	0.98	0.98	0.98
5–6	0.94	1.00	0.98	0.97	0.94	0.96	0.96	0.96
6–7	0.98	0.98	0.96	0.94	0.95	0.96	0.96	0.96
7–8	0.97	0.99	1.00	0.97	0.99	0.98	0.98	0.98
8–9	0.99	1.01	0.99	0.97	0.97	0.98	0.98	0.98
9–10	1.01	1.01	1.00	0.99	0.95	0.99	0.98	0.98
10–11	0.79	0.88	0.93	0.91	0.87	0.89	0.88	0.88
11–12	0.93	1.01	1.02	0.91	0.90	0.94	0.95	0.95

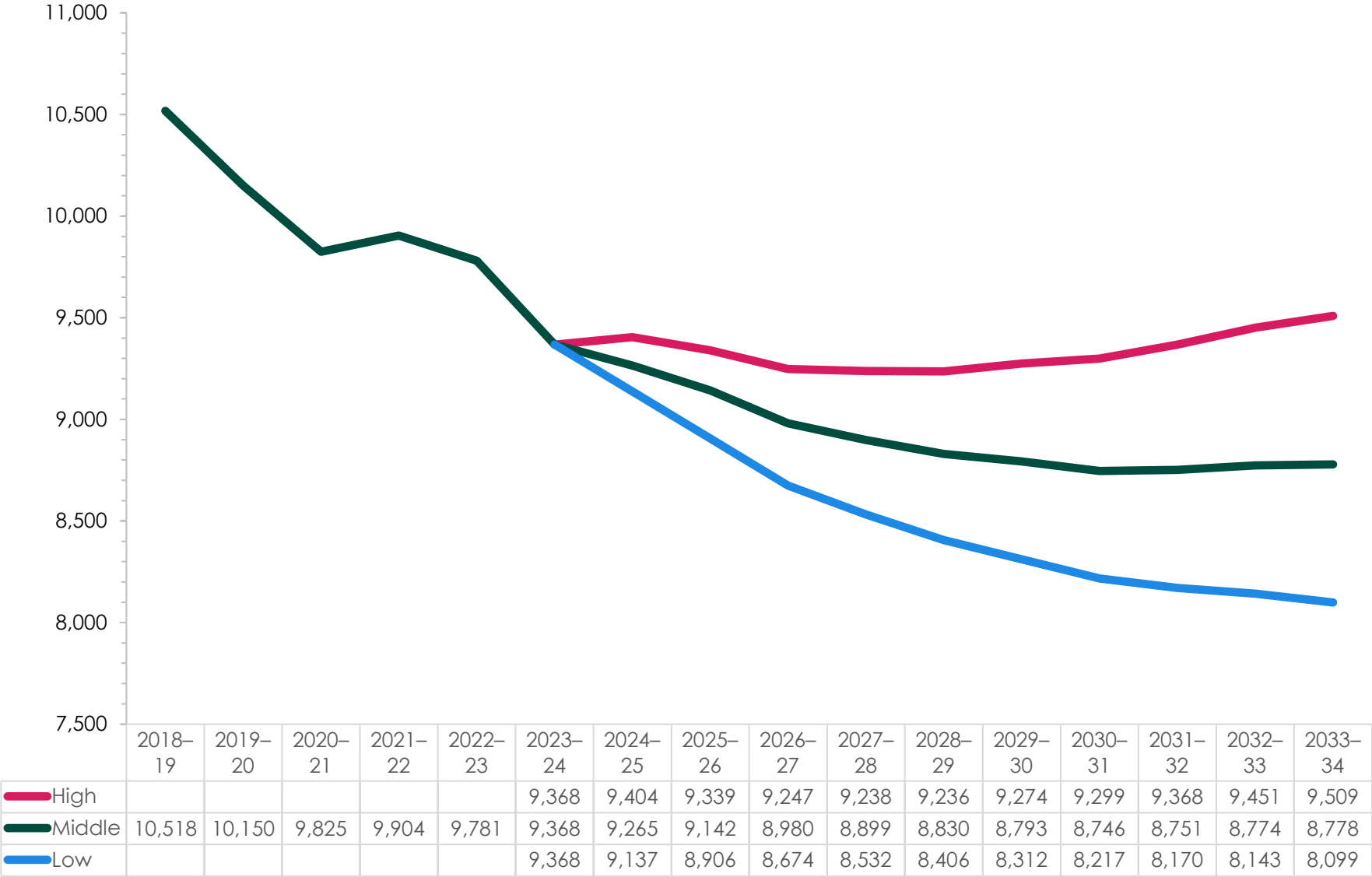
Notes

Grade progression ratios (GPRs) are calculated as the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. GPRs quantify how cohort sizes change as students progress from one grade to the next, accounting for new students that join an existing cohort and for students that do not advance to the next grade. For instance, 150 kindergarteners in 2018–19 becoming 140 first graders in 2019–20 yields a K–1 GPR of 0.93. A GPR value greater than 1.00 indicates that the student cohort increased in size from one grade to the next. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next.

Sources

Marysville School District October 2018–19 to 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (low scenario).

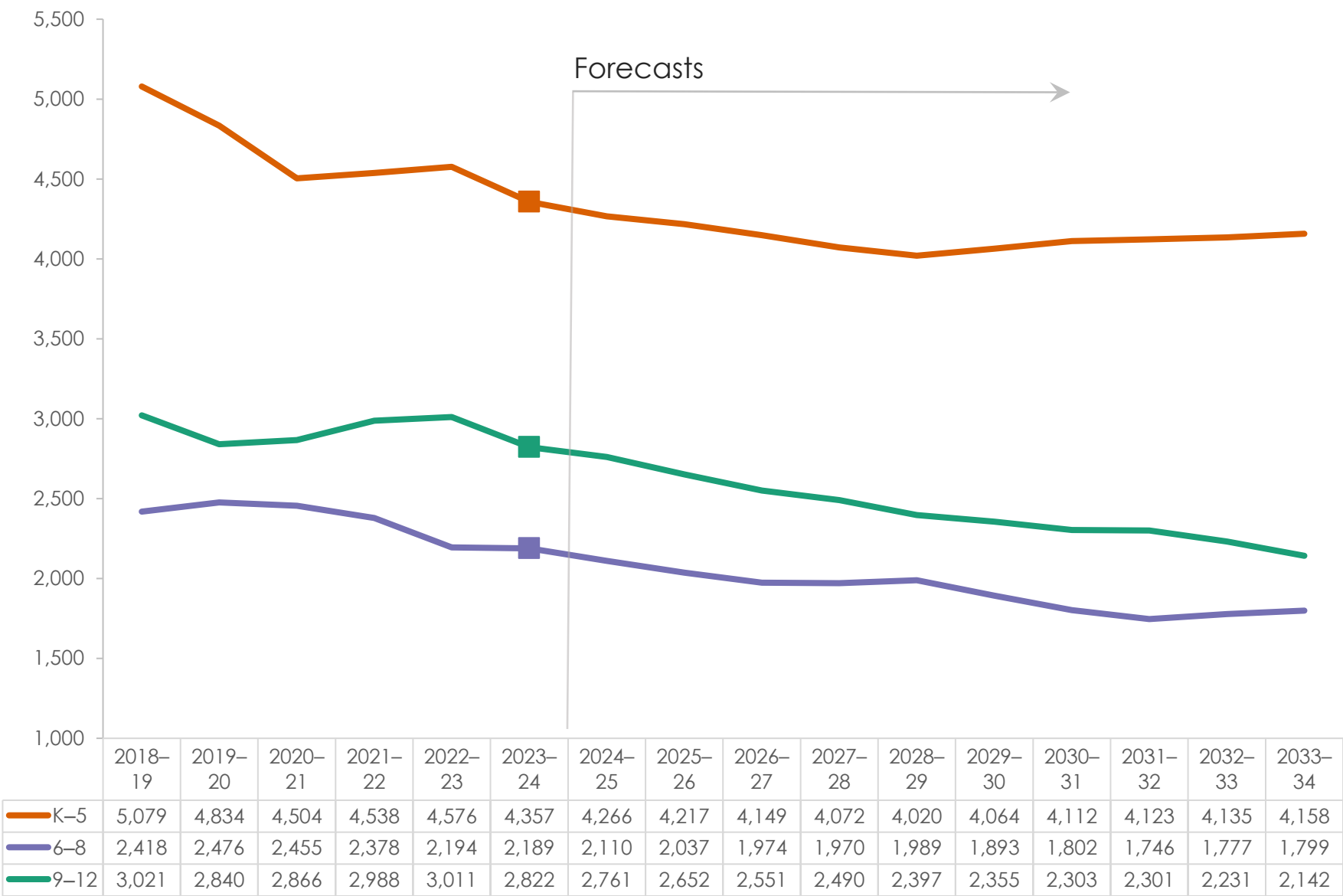
Figure 18: District-wide Enrollment Forecasts: Low, Middle, and High Scenarios



Notes
Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources
Marysville School District October 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (low, middle, and high scenarios).

Figure 19: District-wide Enrollment Forecasts by Grade Group



Notes
Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources
Marysville School District October 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (low scenario).

Figure 20: Enrollment Forecasts by Individual Grade: Low Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	664	665	702	704	690	713	713	714	715	716	717
1	761	661	659	695	697	684	706	706	707	708	709
2	757	762	658	656	692	694	681	703	703	704	705
3	747	748	749	647	645	681	682	670	691	691	692
4	709	735	732	733	633	631	667	668	656	676	676
5	719	695	717	714	715	617	615	651	651	640	659
6	754	690	667	689	686	687	593	591	625	625	615
7	710	726	661	639	660	657	658	568	566	599	599
8	725	694	709	646	624	645	642	643	555	553	585
9	694	708	681	696	634	612	633	630	631	545	543
10	800	686	697	670	685	624	602	623	620	621	536
11	700	709	604	614	590	603	550	530	549	546	547
12	628	658	670	571	581	558	570	520	501	519	516
K–5	4,357	4,266	4,217	4,149	4,072	4,020	4,064	4,112	4,123	4,135	4,158
6–8	2,189	2,110	2,037	1,974	1,970	1,989	1,893	1,802	1,746	1,777	1,799
<u>9–12</u>	<u>2,822</u>	<u>2,761</u>	<u>2,652</u>	<u>2,551</u>	<u>2,490</u>	<u>2,397</u>	<u>2,355</u>	<u>2,303</u>	<u>2,301</u>	<u>2,231</u>	<u>2,142</u>
Total	9,368	9,137	8,906	8,674	8,532	8,406	8,312	8,217	8,170	8,143	8,099

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 headcount enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (low scenario).

Figure 21: Enrollment Forecasts by Individual Grade: Middle Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	664	683	731	732	717	745	750	753	756	759	762
1	761	674	690	731	732	717	745	750	753	756	759
2	757	769	671	687	728	729	714	742	747	750	753
3	747	756	764	667	682	723	724	709	737	742	745
4	709	746	751	755	660	674	715	716	701	729	734
5	719	702	728	732	736	644	657	697	698	684	711
6	754	698	681	706	710	714	625	638	676	677	664
7	710	734	672	656	680	684	688	602	614	651	652
8	725	701	721	660	644	668	672	675	591	603	639
9	694	715	691	711	651	635	659	663	666	583	595
10	800	693	714	690	710	650	634	658	662	665	582
11	700	729	631	650	628	647	592	577	599	603	606
12	628	665	697	603	621	600	618	566	551	572	576
K–5	4,357	4,330	4,335	4,304	4,255	4,232	4,305	4,367	4,392	4,420	4,464
6–8	2,189	2,133	2,074	2,022	2,034	2,066	1,985	1,915	1,881	1,931	1,955
<u>9–12</u>	<u>2,822</u>	<u>2,802</u>	<u>2,733</u>	<u>2,654</u>	<u>2,610</u>	<u>2,532</u>	<u>2,503</u>	<u>2,464</u>	<u>2,478</u>	<u>2,423</u>	<u>2,359</u>
Total	9,368	9,265	9,142	8,980	8,899	8,830	8,793	8,746	8,751	8,774	8,778

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 headcount enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (middle scenario).

Figure 22: Enrollment Forecasts by Individual Grade: High Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	664	702	750	751	735	768	776	782	787	792	798
1	761	684	706	754	755	739	772	780	786	791	796
2	757	781	695	717	766	767	751	784	792	798	803
3	747	760	780	694	716	765	766	750	783	791	797
4	709	754	763	783	697	719	768	769	753	786	794
5	719	713	747	756	775	690	712	761	762	746	778
6	754	712	699	732	741	760	676	698	746	747	731
7	710	737	689	677	709	717	736	654	676	722	723
8	725	704	727	680	668	700	708	726	645	667	712
9	694	726	694	717	671	659	690	698	716	636	658
10	800	697	725	693	716	670	658	689	697	715	635
11	700	737	638	664	635	656	614	603	631	638	655
12	628	697	726	629	654	626	647	605	594	622	629
K–5	4,357	4,394	4,441	4,455	4,444	4,448	4,545	4,626	4,663	4,704	4,766
6–8	2,189	2,153	2,115	2,089	2,118	2,177	2,120	2,078	2,067	2,136	2,166
<u>9–12</u>	<u>2,822</u>	<u>2,857</u>	<u>2,783</u>	<u>2,703</u>	<u>2,676</u>	<u>2,611</u>	<u>2,609</u>	<u>2,595</u>	<u>2,638</u>	<u>2,611</u>	<u>2,577</u>
Total	9,368	9,404	9,339	9,247	9,238	9,236	9,274	9,299	9,368	9,451	9,509

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 headcount enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (high scenario).

Figure 23: Enrollment Forecasts by School/Program

School Name	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
Allen Creek ES	469	462	462	462	461	450	470	473	469	471	474
Cascade ES	409	392	391	396	391	382	376	381	382	382	384
Grove ES	375	376	373	378	373	364	357	361	362	363	366
Kellogg Marsh ES	451	447	440	438	409	416	419	423	425	427	429
Liberty ES	417	408	384	381	371	363	356	359	360	362	363
Marshall ES-Marysville Co-Op *	479	483	481	467	457	455	458	464	466	467	469
Pinewood ES	420	403	387	372	368	373	383	387	390	391	393
Quil Ceda Tulalip ES	492	486	480	456	443	431	436	443	445	447	449
Shoultes ES	372	354	360	342	340	342	351	356	358	359	362
Sunnyside ES	466	444	448	446	448	433	447	454	455	455	458
SHoPP	5	9	9	9	9	9	9	9	9	9	9
Entity ID 598	2	2	2	2	2	2	2	2	2	2	2
K–5 Total	4,357	4,266	4,217	4,149	4,072	4,020	4,064	4,112	4,123	4,135	4,158
Cedarcrest MS	751	712	657	627	617	636	595	557	532	559	570
Marysville MS	670	647	614	556	545	549	545	517	495	488	494
Totem MS	584	505	460	425	442	438	387	362	353	364	369
10th Street MS	163	225	285	345	345	345	345	345	345	345	345
SHoPP	17	16	16	16	16	16	16	16	16	16	16
Entity ID 598	4	5	5	5	5	5	5	5	5	5	5
6–8 Total	2,189	2,110	2,037	1,974	1,970	1,989	1,893	1,802	1,746	1,777	1,799
Marysville Getchell HS	1,344	1,270	1,189	1,144	1,128	1,083	1,050	1,046	1,044	1,001	965
Marysville Pilchuck HS	1,183	1,175	1,151	1,108	1,061	1,012	1,003	955	955	928	875
Heritage HS	119	117	123	98	98	98	98	98	98	98	98
Legacy HS	151	176	166	178	180	181	181	181	181	181	181
Entity ID 598	25	23	23	23	23	23	23	23	23	23	23
9–12 Total	2,822	2,761	2,652	2,551	2,490	2,397	2,355	2,303	2,301	2,231	2,142
District-wide Total	9,368	9,137	8,906	8,674	8,532	8,406	8,312	8,217	8,170	8,143	8,099

Notes

* Effectively two programs on a single school campus.

Entity ID 598 is comprised of 18-21 Year Old, Sp. Ed. Out of District, and Sp. Ed. Other.

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 enrollment and FLO October 2024–25 to 2028–29 and 2033–34 enrollment forecasts (low scenario).



Agenda Bill

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 22, 2024

SUBMITTED BY: Emily Morgan, Community Development

ITEM TYPE: Discussion Item

AGENDA SECTION: **NEW BUSINESS**

SUBJECT: SB 5290 Project Review Timeframes Code Amendment

SUGGESTED ACTION: Suggested motion: I move to set a public hearing date for November 13, 2024 to consider the SB 5290 Project Review Timeframes Code Amendments.

SUMMARY: Please see the attached memo and supporting documents for discussion on this item.

ATTACHMENTS:

[Summary Memo](#)
[Proposed Amendments](#)
[SB 5290](#)
[Master Builders Assoc. Letter](#)

MEMORANDUM

DATE: October 22, 2024
TO: Planning Commission
FROM: Emily Morgan, Senior Planner
RE: Senate Bill 5290 – Project Review Timeframes - CA 24-003
ATTACHED: DRAFT Amendments to [MMC Chapter 22G.010 Land Use Application Procedures](#) and [MMC Section 22G.030.020 General Fee Structure](#)

Senate Bill (SB) 5290 was passed by the Washington state legislature on May 8, 2023 to amend [RCW 36.70B Local Project Review](#). The intent of this amendment is to increase the timeliness and efficiency of project review timeframes for local government. SB 5290 became effective on July 23, 2023, except for the provisions of Section 7, which is the topic of this code amendment, as it relates to new permit review timelines and annual reporting. The required provisions of Section 7 become effective as of January 1, 2025.

A summary of the proposed code amendments are as follows:

1. Timeframes for projects must be calculated in calendar days as defined in MMC 22A.020.050.
2. Currently, final decisions for all development proposals require a decision be made within 120 days from the date of the determination of completeness. Permit review timeframes for project permit applications are to change accordingly:
 - a. Projects **not subject** to public notice (i.e. boundary line adjustments) require final decisions issued within **65 days** of determination of completeness.
 - b. Projects **subject** to public notice (i.e. short plats, site plan reviews) require final decisions issued within **100 days** of determination of completeness.
 - c. Projects **submit to public notice and require public hearing**, must have the final decision issued within **170 days** of completeness.
3. Reference of the 120 days are revised to instead reference the section of code that establishes the specific review timeframes listed above.
4. Clarification is given to when applications expire.
5. Added language to the *General Fee Structure* that outlines refund policies for review timeframes that are not met by City staff.

These proposed code amendments are necessary in order to comply with the requirements of SB 5290. Attached are DRAFT Amendments to [MMC Chapter 22G.010 Land Use Application Procedures](#) and [MMC Section 22G.030.020 General Fee Structure](#).

Planning Staff will present the DRAFT Amendments at the October 22, 2024 Planning Commission Workshop and request the Planning Commission set a public hearing date for the proposed amendments on November 13, 2024.

PROPOSED CODE AMENDMENTS – SB 5290

22G.010.010 Purpose and applicability.

- (1) The purpose of this chapter is to combine and consolidate the application, review, and approval processes for land development in the city of Marysville in a manner that is clear, concise, understandable and consistent with Chapter [36.70B](#) RCW. It is further intended to comply with state guidelines for combining and expediting development review and integrating environmental review and land use development plans. ~~Final decisions on development proposals shall be made within 120 days of the date of the letter of completeness except as provided in MMC 22G.010.200.~~
- (2) ~~Within these standards, the word "day(s)" shall mean calendar days as defined in MMC 22A.020.050.~~
- (3) ~~Final decisions on development proposals shall be made within the following timeframes, except as provided in MMC 22G.010.200.~~
 - (a) ~~Projects exempt from public notice: within 65 days of a determination of completeness;~~
 - (b) ~~Projects requiring public notice: within 100 days of a determination of completeness; and~~
 - (c) ~~Project requiring public notice and a public hearing: within 170 days of a determination of completeness.~~

22G.010.050 Letter of completeness.

- (1) Within 28 days of receiving ~~an date stamped~~ application, the city shall review the application and, as set forth below, provide applicants with a written determination that the application is complete or incomplete.

22G.010.090 Notice of development application.

- (1) Concurrently with issuing a letter of completeness under MMC [22G.010.050](#), ~~or within 14 days of an application being deemed complete~~, the city shall issue a notice of development application. The notice shall include but not be limited to the following:

- (a) The name of the applicant;
- (b) Date of application;
- (c) The date of the letter of completeness;
- (d) The location of the project;
- (e) A project description;
- (f) The requested approvals, actions, and/or required studies;
- (g) A public comment period not less than 14 nor more than 30 days. The length of the comment period will be based on complexity of the project, as determined by the director;

- (h) Identification of existing environmental documents;
- (i) A city staff contact and phone number; and
- (j) A statement that the decision on the application will be made within ~~120 days the required review timeframes established in MMC 22G.010.010(3) the date of the letter of completeness.~~

22G.010.200 Final decision.

(1) Time. The final decision on a development proposal shall be made within ~~the review timeframes established in MMC 22G.010.010(3) 120 days from the date of the letter of completeness.~~ Exceptions to this include:

- (a) Amendments to the comprehensive plan or development code.
- (b) Any time required to correct plans, perform studies or provide additional information; provided, that within 14 days of receiving the requested additional information, the director shall determine whether the information is adequate to resume the project review.
- (c) Substantial project revisions made or requested by an applicant, in which case the ~~120 days required review timeframes established in by MMC 22G.010.010(3)~~ will be calculated from the time that the city determines that the revised application ~~to be~~ is complete.
- (d) All time required for the preparation and review of an environmental impact statement.
- (e) Projects involving the siting of an essential public facility.
- (f) An extension of time mutually agreed upon by the city and the applicant.
- (g) All time required to obtain a variance.
- (h) Any reconsideration by the hearing body.
- (i) All time required for the administrative appeal of a determination of significance.

(2) Effective Date. The final decision of the council or hearing body shall be effective on the date stated in the decision, motion, resolution, or ordinance; provided, that the date from which appeal periods shall be calculated shall be the date the council or hearing body takes action on the motion, resolution, or ordinance.

22G.010.205 Expiration of application.

(1) Any application which has been determined to be complete, and for which the applicant fails to complete the next application step for a period of 180 days after issuance of the determination of completeness, or for a period of 180 days after the city of Marysville has requested additional information or studies, will expire by limitation and become null and void. The department may grant a 180-day extension on a one-time basis per application. In no event shall an application be pending for more than 360 days from the date the application is deemed complete. For purposes of this subsection, all time during which the city is reviewing materials submitted by an applicant will be excluded. This subsection shall apply to applications regardless of whether the applications were submitted prior to the effective date of this section, as amended.

~~(2) Applications which have been determined to be complete by the effective date of the ordinance codified in this section shall have 120 days to complete the project review, receive a decision, and complete any appeal provisions of this chapter. The department will notify any applicants in writing that are subject to this provision within 30 days of the effective date of the ordinance codified in this section. For purposes of this subsection, all time during which the city is reviewing materials submitted by an applicant will be excluded. Applications deemed complete pursuant to 22G.010.050 shall obtain a land use decision and pursue any local appeals within the timeframes set forth in MMC 22G.010.010(3). Any time when the City is reviewing a submittal shall be excluded from these timeframes.~~

22G.030.020 General fee structure.

(1) The city shall review and adjust fees as necessary every five years based on the cost of fee service.

(2) The community development department is authorized to charge and collect the following fees:

[LAND USE AND DEVELOPMENT FEES TABLE]

~~(3) If final decisions are issued after the review timeframe set forth in MMC 22G.010.010(3), then the following fee refunds shall apply:~~

~~(a) 10% refund if the final decision was issued after the applicable deadline and the additional time did not exceed 20% of the review timeframe.~~

~~(b) 20% refund if the final decision was issued after the applicable deadline and the additional time exceeded 20% of the review timeframe.~~

CERTIFICATION OF ENROLLMENT
SECOND SUBSTITUTE SENATE BILL 5290

Chapter 338, Laws of 2023

68th Legislature
2023 Regular Session

PROJECT PERMITS—LOCAL PROJECT REVIEW—VARIOUS PROVISIONS

EFFECTIVE DATE: July 23, 2023—Except for section 7, which takes
effect January 1, 2025.

Passed by the Senate April 17, 2023
Yeas 47 Nays 0

DENNY HECK
President of the Senate

Passed by the House April 10, 2023
Yeas 98 Nays 0

LAURIE JINKINS
**Speaker of the House of
Representatives**

Approved May 8, 2023 1:17 PM

JAY INSLEE
Governor of the State of Washington

CERTIFICATE

I, Sarah Bannister, Secretary of
the Senate of the State of
Washington, do hereby certify that
the attached is **SECOND SUBSTITUTE
SENATE BILL 5290** as passed by the
Senate and the House of
Representatives on the dates hereon
set forth.

SARAH BANNISTER

Secretary

FILED

May 10, 2023

**Secretary of State
State of Washington**

SECOND SUBSTITUTE SENATE BILL 5290

AS AMENDED BY THE HOUSE

Passed Legislature - 2023 Regular Session

State of Washington

68th Legislature

2023 Regular Session

By Senate Ways & Means (originally sponsored by Senators Mullet, Kuderer, Fortunato, Llias, Nobles, Saldaña, and C. Wilson; by request of Office of the Governor)

READ FIRST TIME 02/24/23.

1 AN ACT Relating to consolidating local permit review processes;
2 amending RCW 36.70B.140, 36.70B.020, 36.70B.070, 36.70B.080, and
3 36.70B.160; reenacting and amending RCW 36.70B.110; adding new
4 sections to chapter 36.70B RCW; creating new sections; and providing
5 an effective date.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

7 **Sec. 1.** RCW 36.70B.140 and 1995 c 347 s 418 are each amended to
8 read as follows:

9 (1) A local government by ordinance or resolution may exclude the
10 following project permits from the provisions of RCW 36.70B.060
11 through 36.70B.090 and 36.70B.110 through 36.70B.130: Landmark
12 designations, street vacations, or other approvals relating to the
13 use of public areas or facilities, or other project permits, whether
14 administrative or quasi-judicial, that the local government by
15 ordinance or resolution has determined present special circumstances
16 that warrant a review process or time periods for approval which are
17 different from that provided in RCW 36.70B.060 through 36.70B.090 and
18 36.70B.110 through 36.70B.130.

19 (2) A local government by ordinance or resolution also may
20 exclude the following project permits from the provisions of RCW
21 36.70B.060 and 36.70B.110 through 36.70B.130: Lot line or boundary

adjustments and building and other construction permits, or similar administrative approvals, categorically exempt from environmental review under chapter 43.21C RCW, or for which environmental review has been completed in connection with other project permits.

(3) A local government must exclude project permits for interior alterations from site plan review, provided that the interior alterations do not result in the following:

(a) Additional sleeping quarters or bedrooms;

(b) Nonconformity with federal emergency management agency substantial improvement thresholds; or

(c) Increase the total square footage or valuation of the structure thereby requiring upgraded fire access or fire suppression systems.

(4) Nothing in this section exempts interior alterations from otherwise applicable building, plumbing, mechanical, or electrical codes.

(5) For purposes of this section, "interior alterations" include construction activities that do not modify the existing site layout or its current use and involve no exterior work adding to the building footprint.

NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70B RCW to read as follows:

(1) Subject to the availability of funds appropriated for this specific purpose, the department of commerce must establish a consolidated permit review grant program. The department may award grants to any local government that provides, by ordinance, resolution, or other action, a commitment to the following building permit review consolidation requirements:

(a) Issuing final decisions on residential permit applications within 45 business days or 90 calendar days.

(i) To achieve permit review within the stated time periods, a local government must provide consolidated review for building permit applications. This may include an initial technical peer review of the application for conformity with the requirements of RCW 36.70B.070 by all departments, divisions, and sections of the local government with jurisdiction over the project.

(ii) A local government may contract with a third-party business to conduct the consolidated permit review or as additional inspection

1 staff. Any funds expended for such a contract may be eligible for
2 reimbursement under this act.

3 (iii) Local governments are authorized to use grant funds to
4 contract outside assistance to audit their development regulations to
5 identify and correct barriers to housing development.

6 (b) Establishing an application fee structure that would allow
7 the jurisdiction to continue providing consolidated permit review
8 within 45 business days or 90 calendar days.

9 (i) A local government may consult with local building
10 associations to develop a reasonable fee system.

11 (ii) A local government must determine, no later than July 1,
12 2024, the specific fee structure needed to provide permit review
13 within the time periods specified in this subsection (1)(b).

14 (2) A jurisdiction that is awarded a grant under this section
15 must provide a quarterly report to the department of commerce. The
16 report must include the average and maximum time for permit review
17 during the jurisdiction's participation in the grant program.

18 (3) If a jurisdiction is unable to successfully meet the terms
19 and conditions of the grant, the jurisdiction must enter a 90-day
20 probationary period. If the jurisdiction is not able to meet the
21 requirements of this section by the end of the probationary period,
22 the jurisdiction is no longer eligible to receive grants under this
23 section.

24 (4) For the purposes of this section, "residential permit" means
25 a permit issued by a city or county that satisfies the conditions of
26 RCW 19.27.015(5) and is within the scope of the international
27 residential code, as adopted in accordance with chapter 19.27 RCW.

28 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70B
29 RCW to read as follows:

30 (1) Subject to the availability of funds appropriated for this
31 specific purpose, the department of commerce must establish a grant
32 program for local governments to update their permit review process
33 from paper filing systems to software systems capable of processing
34 digital permit applications, virtual inspections, electronic review,
35 and with capacity for video storage.

36 (2) The department of commerce may only provide a grant under
37 this section to a city if the city allows for the development of at
38 least two units per lot on all lots zoned predominantly for
39 residential use within its jurisdiction.

1 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.70B
2 RCW to read as follows:

3 (1) Subject to the availability of amounts appropriated for this
4 specific purpose, the department of commerce must convene a digital
5 permitting process work group to examine potential license and
6 permitting software for local governments to encourage streamlined
7 and efficient permit review.

8 (2) The department of commerce, in consultation with the
9 association of Washington cities and Washington state association of
10 counties, shall appoint members to the work group representing groups
11 including but not limited to:

12 (a) Cities and counties;

13 (b) Building industries; and

14 (c) Building officials.

15 (3) The department of commerce must convene the first meeting of
16 the work group by August 1, 2023. The department must submit a final
17 report to the governor and the appropriate committees of the
18 legislature by August 1, 2024. The final report must:

19 (a) Evaluate the existing need for digital permitting systems,
20 including impacts on existing digital permitting systems that are
21 already in place;

22 (b) Review barriers preventing local jurisdictions from accessing
23 or adopting digital permitting systems;

24 (c) Evaluate the benefits and costs associated with a statewide
25 permitting software system; and

26 (d) Provide budgetary, administrative policy, and legislative
27 recommendations to increase the adoption of or establish a statewide
28 system of digital permit review.

29 **Sec. 5.** RCW 36.70B.020 and 1995 c 347 s 402 are each amended to
30 read as follows:

31 Unless the context clearly requires otherwise, the definitions in
32 this section apply throughout this chapter.

33 (1) "Closed record appeal" means an administrative appeal on the
34 record to a local government body or officer, including the
35 legislative body, following an open record hearing on a project
36 permit application when the appeal is on the record with no or
37 limited new evidence or information allowed to be submitted and only
38 appeal argument allowed.

39 (2) "Local government" means a county, city, or town.

1 (3) "Open record hearing" means a hearing, conducted by a single
2 hearing body or officer authorized by the local government to conduct
3 such hearings, that creates the local government's record through
4 testimony and submission of evidence and information, under
5 procedures prescribed by the local government by ordinance or
6 resolution. An open record hearing may be held prior to a local
7 government's decision on a project permit to be known as an "open
8 record predecision hearing." An open record hearing may be held on an
9 appeal, to be known as an "open record appeal hearing," if no open
10 record predecision hearing has been held on the project permit.

11 (4) "Project permit" or "project permit application" means any
12 land use or environmental permit or license required from a local
13 government for a project action, including but not limited to
14 ~~((building permits,))~~ subdivisions, binding site plans, planned unit
15 developments, conditional uses, shoreline substantial development
16 permits, site plan review, permits or approvals required by critical
17 area ordinances, site-specific rezones ~~((authorized by a
18 comprehensive plan or subarea plan))~~ which do not require a
19 comprehensive plan amendment, but excluding the adoption or amendment
20 of a comprehensive plan, subarea plan, or development regulations
21 except as otherwise specifically included in this subsection.

22 (5) "Public meeting" means an informal meeting, hearing,
23 workshop, or other public gathering of people to obtain comments from
24 the public or other agencies on a proposed project permit prior to
25 the local government's decision. A public meeting may include, but is
26 not limited to, a design review or architectural control board
27 meeting, a special review district or community council meeting, or a
28 scoping meeting on a draft environmental impact statement. A public
29 meeting does not include an open record hearing. The proceedings at a
30 public meeting may be recorded and a report or recommendation may be
31 included in the local government's project permit application file.

32 **Sec. 6.** RCW 36.70B.070 and 1995 c 347 s 408 are each amended to
33 read as follows:

34 (1) (a) Within ~~((twenty-eight))~~ 28 days after receiving a project
35 permit application, a local government planning pursuant to RCW
36 36.70A.040 shall ~~((mail or))~~ provide ~~((in person))~~ a written
37 determination to the applicant ~~((, stating))~~.

38 (b) The written determination must state either:

39 ~~((a))~~ (i) That the application is complete; or

1 ~~((b))~~ (ii) That the application is incomplete and that the
2 procedural submission requirements of the local government have not
3 been met. The determination shall outline what is necessary to make
4 the application procedurally complete.

5 (c) The number of days shall be calculated by counting every
6 calendar day.

7 (d) To the extent known by the local government, the local
8 government shall identify other agencies of local, state, or federal
9 governments that may have jurisdiction over some aspect of the
10 application.

11 (2) A project permit application is complete for purposes of this
12 section when it meets the procedural submission requirements of the
13 local government ~~((and is sufficient for continued processing even~~
14 ~~though additional information may be required or project~~
15 ~~modifications may be undertaken subsequently))~~, as outlined on the
16 project permit application. Additional information or studies may be
17 required or project modifications may be undertaken subsequent to the
18 procedural review of the application by the local government. The
19 determination of completeness shall not preclude the local government
20 from requesting additional information or studies either at the time
21 of the notice of completeness or subsequently if new information is
22 required or substantial changes in the proposed action occur.
23 However, if the procedural submission requirements, as outlined on
24 the project permit application have been provided, the need for
25 additional information or studies may not preclude a completeness
26 determination.

27 (3) The determination of completeness may include or be combined
28 with the following ~~((as optional information))~~:

29 (a) A preliminary determination of those development regulations
30 that will be used for project mitigation;

31 (b) A preliminary determination of consistency, as provided under
32 RCW 36.70B.040; ~~((or))~~

33 (c) Other information the local government chooses to include; or

34 (d) The notice of application pursuant to the requirements in RCW
35 36.70B.110.

36 (4)(a) An application shall be deemed procedurally complete on
37 the 29th day after receiving a project permit application under this
38 section if the local government does not provide a written
39 determination to the applicant that the application is procedurally
40 incomplete as provided in subsection (1)(b) (ii) of this section. When

1 the local government does not provide a written determination, they
2 may still seek additional information or studies as provided for in
3 subsection (2) of this section.

4 (b) Within ~~((fourteen))~~ 14 days after an applicant has submitted
5 to a local government additional information identified by the local
6 government as being necessary for a complete application, the local
7 government shall notify the applicant whether the application is
8 complete or what additional information is necessary.

9 (c) The notice of application shall be provided within 14 days
10 after the determination of completeness pursuant to RCW 36.70B.110.

11 **Sec. 7.** RCW 36.70B.080 and 2004 c 191 s 2 are each amended to
12 read as follows:

13 (1)(a) Development regulations adopted pursuant to RCW 36.70A.040
14 must establish and implement time periods for local government
15 actions for each type of project permit application and provide
16 timely and predictable procedures to determine whether a completed
17 project permit application meets the requirements of those
18 development regulations. The time periods for local government
19 actions for each type of complete project permit application or
20 project type should not exceed ~~((one hundred twenty days, unless the~~
21 ~~local government makes written findings that a specified amount of~~
22 ~~additional time is needed to process specific complete project permit~~
23 ~~applications or project types))~~ those specified in this section.

24 ~~((The))~~ (b) For project permits submitted after January 1, 2025,
25 the development regulations must, for each type of permit
26 application, specify the contents of a completed project permit
27 application necessary for the complete compliance with the time
28 periods and procedures.

29 ~~((+2))~~ (c) A jurisdiction may exclude certain permit types and
30 timelines for processing project permit applications as provided for
31 in RCW 36.70B.140.

32 (d) The time periods for local government action to issue a final
33 decision for each type of complete project permit application or
34 project type subject to this chapter should not exceed the following
35 time periods unless modified by the local government pursuant to this
36 section or RCW 36.70B.140:

37 (i) For project permits which do not require public notice under
38 RCW 36.70B.110, a local government must issue a final decision within
39 65 days of the determination of completeness under RCW 36.70B.070;

1 (ii) For project permits which require public notice under RCW
2 36.70B.110, a local government must issue a final decision within 100
3 days of the determination of completeness under RCW 36.70B.070; and

4 (iii) For project permits which require public notice under RCW
5 36.70B.110 and a public hearing, a local government must issue a
6 final decision within 170 days of the determination of completeness
7 under RCW 36.70B.070.

8 (e) A jurisdiction may modify the provisions in (d) of this
9 subsection to add permit types not identified, change the permit
10 names or types in each category, address how consolidated review time
11 periods may be different than permits submitted individually, and
12 provide for how projects of a certain size or type may be
13 differentiated, including by differentiating between residential and
14 nonresidential permits. Unless otherwise provided for the
15 consolidated review of more than one permit, the time period for a
16 final decision shall be the longest of the permit time periods
17 identified in (d) of this subsection or as amended by a local
18 government.

19 (f) If a local government does not adopt an ordinance or
20 resolution modifying the provisions in (d) of this subsection, the
21 time periods in (d) of this subsection apply.

22 (g) The number of days an application is in review with the
23 county or city shall be calculated from the day completeness is
24 determined under RCW 36.70B.070 to the date a final decision is
25 issued on the project permit application. The number of days shall be
26 calculated by counting every calendar day and excluding the following
27 time periods:

28 (i) Any period between the day that the county or city has
29 notified the applicant, in writing, that additional information is
30 required to further process the application and the day when
31 responsive information is resubmitted by the applicant;

32 (ii) Any period after an applicant informs the local government,
33 in writing, that they would like to temporarily suspend review of the
34 project permit application until the time that the applicant notifies
35 the local government, in writing, that they would like to resume the
36 application. A local government may set conditions for the temporary
37 suspension of a permit application; and

38 (iii) Any period after an administrative appeal is filed until
39 the administrative appeal is resolved and any additional time period
40 provided by the administrative appeal has expired.

1 (h) The time periods for a local government to process a permit
2 shall start over if an applicant proposes a change in use that adds
3 or removes commercial or residential elements from the original
4 application that would make the application fail to meet the
5 determination of procedural completeness for the new use, as required
6 by the local government under RCW 36.70B.070.

7 (i) If, at any time, an applicant informs the local government,
8 in writing, that the applicant would like to temporarily suspend the
9 review of the project for more than 60 days, or if an applicant is
10 not responsive for more than 60 consecutive days after the county or
11 city has notified the applicant, in writing, that additional
12 information is required to further process the application, an
13 additional 30 days may be added to the time periods for local
14 government action to issue a final decision for each type of project
15 permit that is subject to this chapter. Any written notice from the
16 local government to the applicant that additional information is
17 required to further process the application must include a notice
18 that nonresponsiveness for 60 consecutive days may result in 30 days
19 being added to the time for review. For the purposes of this
20 subsection, "nonresponsiveness" means that an applicant is not making
21 demonstrable progress on providing additional requested information
22 to the local government, or that there is no ongoing communication
23 from the applicant to the local government on the applicant's ability
24 or willingness to provide the additional information.

25 (j) Annual amendments to the comprehensive plan are not subject
26 to the requirements of this section.

27 (k) A county's or city's adoption of a resolution or ordinance to
28 implement this subsection shall not be subject to appeal under
29 chapter 36.70A RCW unless the resolution or ordinance modifies the
30 time periods provided in (d) of this subsection by providing for a
31 review period of more than 170 days for any project permit.

32 (l)(i) When permit time periods provided for in (d) of this
33 subsection, as may be amended by a local government, and as may be
34 extended as provided for in (i) of this subsection, are not met, a
35 portion of the permit fee must be refunded to the applicant as
36 provided in this subsection. A local government may provide for the
37 collection of only 80 percent of a permit fee initially, and for the
38 collection of the remaining balance if the permitting time periods
39 are met. The portion of the fee refunded for missing time periods
40 shall be:

1 (A) 10 percent if the final decision of the project permit
2 application was made after the applicable deadline but the period
3 from the passage of the deadline to the time of issuance of the final
4 decision did not exceed 20 percent of the original time period; or

5 (B) 20 percent if the period from the passage of the deadline to
6 the time of the issuance of the final decision exceeded 20 percent of
7 the original time period.

8 (ii) Except as provided in RCW 36.70B.160, the provisions in
9 subsection (1)(i) of this section are not applicable to cities and
10 counties which have implemented at least three of the options in RCW
11 36.70B.160(1) (a) through (j) at the time an application is deemed
12 procedurally complete.

13 (2)(a) Counties subject to the requirements of RCW 36.70A.215 and
14 the cities within those counties that have populations of at least
15 ((twenty thousand)) 20,000 must, for each type of permit application,
16 identify the total number of project permit applications for which
17 decisions are issued according to the provisions of this chapter. For
18 each type of project permit application identified, these counties
19 and cities must establish and implement a deadline for issuing a
20 notice of final decision as required by subsection (1) of this
21 section and minimum requirements for applications to be deemed
22 complete under RCW 36.70B.070 as required by subsection (1) of this
23 section.

24 (b) Counties and cities subject to the requirements of this
25 subsection also must prepare an annual performance report((s)) that
26 ((include, at a minimum, the following information for each type of
27 project permit application identified in accordance with the
28 requirements of (a) of this subsection:

29 (i) Total number of complete applications received during the
30 year;

31 (ii) Number of complete applications received during the year for
32 which a notice of final decision was issued before the deadline
33 established under this subsection;

34 (iii) Number of applications received during the year for which a
35 notice of final decision was issued after the deadline established
36 under this subsection;

37 (iv) Number of applications received during the year for which an
38 extension of time was mutually agreed upon by the applicant and the
39 county or city;

1 ~~(v) Variance of actual performance, excluding applications for~~
2 ~~which mutually agreed time extensions have occurred, to the deadline~~
3 ~~established under this subsection during the year; and~~

4 ~~(vi) The mean processing time and the number standard deviation~~
5 ~~from the mean.~~

6 ~~(c) Counties and cities subject to the requirements of this~~
7 ~~subsection must:~~

8 ~~(i) Provide notice of and access to the annual performance~~
9 ~~reports through the county's or city's website; and~~

10 ~~(ii) Post electronic facsimiles of the annual performance reports~~
11 ~~through the county's or city's website. Postings on a county's or~~
12 ~~city's website indicating that the reports are available by~~
13 ~~contacting the appropriate county or city department or official do~~
14 ~~not comply with the requirements of this subsection.~~

15 ~~If a county or city subject to the requirements of this~~
16 ~~subsection does not maintain a website, notice of the reports must be~~
17 ~~given by reasonable methods, including but not limited to those~~
18 ~~methods specified in RCW 36.70B.110(4).~~

19 ~~(3))~~ includes information outlining time periods for certain
20 permit types associated with housing. The report must provide:

21 (i) Permit time periods for certain permit processes in the
22 county or city in relation to those established under this section,
23 including whether the county or city has established shorter time
24 periods than those provided in this section;

25 (ii) The total number of decisions issued during the year for the
26 following permit types: Preliminary subdivisions, final subdivisions,
27 binding site plans, permit processes associated with the approval of
28 multifamily housing, and construction plan review for each of these
29 permit types when submitted separately;

30 (iii) The total number of decisions for each permit type which
31 included consolidated project permit review, such as concurrent
32 review of a rezone or construction plans;

33 (iv) The average number of days from a submittal to a decision
34 being issued for the project permit types listed in subsection
35 (2)(a)(ii) of this section. This shall be calculated from the day
36 completeness is determined under RCW 36.70B.070 to the date a
37 decision is issued on the application. The number of days shall be
38 calculated by counting every calendar day;

39 (v) The total number of days each project permit application of a
40 type listed in subsection (2)(a)(ii) of this section was in review

1 with the county or city. This shall be calculated from the day
2 completeness is determined under RCW 36.70B.070 to the date a final
3 decision is issued on the application. The number of days shall be
4 calculated by counting every calendar day. The days the application
5 is in review with the county or city does not include the time
6 periods in subsection (1)(g)(i)-(iii) of this section;

7 (vi) The total number of days that were excluded from the time
8 period calculation under subsection (1)(g)(i)-(iii) of this section
9 for each project permit application of a type listed in subsection
10 (2)(a)(ii) of this section.

11 (c) Counties and cities subject to the requirements of this
12 subsection must:

13 (i) Post the annual performance report through the county's or
14 city's website; and

15 (ii) Submit the annual performance report to the department of
16 commerce by March 1st each year.

17 (d) No later than July 1st each year, the department of commerce
18 shall publish a report which includes the annual performance report
19 data for each county and city subject to the requirements of this
20 subsection and a list of those counties and cities whose time periods
21 are shorter than those provided for in this section.

22 The annual report must also include key metrics and findings from
23 the information collected.

24 (e) The initial annual report required under this subsection must
25 be submitted to the department of commerce by March 1, 2025, and must
26 include information from permitting in 2024.

27 (3) Nothing in this section prohibits a county or city from
28 extending a deadline for issuing a decision for a specific project
29 permit application for any reasonable period of time mutually agreed
30 upon by the applicant and the local government.

31 ~~((4) The department of community, trade, and economic~~
32 ~~development shall work with the counties and cities to review the~~
33 ~~potential implementation costs of the requirements of subsection (2)~~
34 ~~of this section. The department, in cooperation with the local~~
35 ~~governments, shall prepare a report summarizing the projected costs,~~
36 ~~together with recommendations for state funding assistance for~~
37 ~~implementation costs, and provide the report to the governor and~~
38 ~~appropriate committees of the senate and house of representatives by~~
39 ~~January 1, 2005.))~~

1 **Sec. 8.** RCW 36.70B.160 and 1995 c 347 s 420 are each amended to
2 read as follows:

3 (1) Each local government is encouraged to adopt further project
4 review and code provisions to provide prompt, coordinated review and
5 ensure accountability to applicants and the public(~~(, including~~
6 ~~expedited review for project permit applications for projects that~~
7 ~~are consistent with adopted development regulations and within the~~
8 ~~capacity of systemwide infrastructure improvements)) by:~~

9 (a) Expediting review for project permit applications for
10 projects that are consistent with adopted development regulations;

11 (b) Imposing reasonable fees, consistent with RCW 82.02.020, on
12 applicants for permits or other governmental approvals to cover the
13 cost to the city, town, county, or other municipal corporation of
14 processing applications, inspecting and reviewing plans, or preparing
15 detailed statements required by chapter 43.21C RCW. The fees imposed
16 may not include a fee for the cost of processing administrative
17 appeals. Nothing in this subsection limits the ability of a county or
18 city to impose a fee for the processing of administrative appeals as
19 otherwise authorized by law;

20 (c) Entering into an interlocal agreement with another
21 jurisdiction to share permitting staff and resources;

22 (d) Maintaining and budgeting for on-call permitting assistance
23 for when permit volumes or staffing levels change rapidly;

24 (e) Having new positions budgeted that are contingent on
25 increased permit revenue;

26 (f) Adopting development regulations which only require public
27 hearings for permit applications that are required to have a public
28 hearing by statute;

29 (g) Adopting development regulations which make preapplication
30 meetings optional rather than a requirement of permit application
31 submittal;

32 (h) Adopting development regulations which make housing types an
33 outright permitted use in all zones where the housing type is
34 permitted;

35 (i) Adopting a program to allow for outside professionals with
36 appropriate professional licenses to certify components of
37 applications consistent with their license; or

38 (j) Meeting with the applicant to attempt to resolve outstanding
39 issues during the review process. The meeting must be scheduled
40 within 14 days of a second request for corrections during permit

1 review. If the meeting cannot resolve the issues and a local
2 government proceeds with a third request for additional information
3 or corrections, the local government must approve or deny the
4 application upon receiving the additional information or corrections.

5 (2)(a) After January 1, 2026, a county or city must adopt
6 additional measures under subsection (1) of this section at the time
7 of its next comprehensive plan update under RCW 36.70A.130 if it
8 meets the following conditions:

9 (i) The county or city has adopted at least three project review
10 and code provisions under subsection (1) of this section more than
11 five years prior; and

12 (ii) The county or city is not meeting the permitting deadlines
13 established in RCW 36.70B.080 at least half of the time over the
14 period since its most recent comprehensive plan update under RCW
15 36.70A.130.

16 (b) A city or county that is required to adopt new measures under
17 (a) of this subsection but fails to do so becomes subject to the
18 provisions of RCW 36.70B.080(1)(1), notwithstanding RCW
19 36.70B.080(1)(1)(ii).

20 ~~((+2))~~ (3) Nothing in this chapter is intended or shall be
21 construed to prevent a local government from requiring a
22 preapplication conference or a public meeting by rule, ordinance, or
23 resolution.

24 ~~((+3))~~ (4) Each local government shall adopt procedures to
25 monitor and enforce permit decisions and conditions.

26 ~~((+4))~~ (5) Nothing in this chapter modifies any independent
27 statutory authority for a government agency to appeal a project
28 permit issued by a local government.

29 NEW SECTION. Sec. 9. A new section is added to chapter 36.70B
30 RCW to read as follows:

31 (1) The department of commerce shall develop and provide
32 technical assistance and guidance to counties and cities in setting
33 fee structures under RCW 36.70B.160(1) to ensure that the fees are
34 reasonable and sufficient to recover true costs. The guidance must
35 include information on how to utilize growth factors or other
36 measures to reflect cost increases over time.

37 (2) When providing technical assistance under subsection (1) of
38 this section, the department of commerce must prioritize local

governments that have implemented at least three of the options in RCW 36.70B.160(1).

Sec. 10. RCW 36.70B.110 and 1997 c 429 s 48 and 1997 c 396 s 1 are each reenacted and amended to read as follows:

(1) Not later than April 1, 1996, a local government planning under RCW 36.70A.040 shall provide a notice of application to the public and the departments and agencies with jurisdiction as provided in this section. If a local government has made a threshold determination under chapter 43.21C RCW concurrently with the notice of application, the notice of application may be combined with the threshold determination and the scoping notice for a determination of significance. Nothing in this section prevents a determination of significance and scoping notice from being issued prior to the notice of application. Nothing in this section or this chapter prevents a lead agency, when it is a project proponent or is funding a project, from conducting its review under chapter 43.21C RCW or from allowing appeals of procedural determinations prior to submitting a project permit (~~(application)~~).

(2) The notice of application shall be provided within (~~fourteen~~) 14 days after the determination of completeness as provided in RCW 36.70B.070 and, except as limited by the provisions of subsection (4)(b) of this section, (~~shall~~) must include the following in whatever sequence or format the local government deems appropriate:

(a) The date of application, the date of the notice of completion for the application, and the date of the notice of application;

(b) A description of the proposed project action and a list of the project permits included in the application and, if applicable, a list of any studies requested under RCW 36.70B.070 (~~(or 36.70B.090)~~);

(c) The identification of other permits not included in the application to the extent known by the local government;

(d) The identification of existing environmental documents that evaluate the proposed project, and, if not otherwise stated on the document providing the notice of application, such as a city land use bulletin, the location where the application and any studies can be reviewed;

(e) A statement of the public comment period, which shall be not less than fourteen nor more than thirty days following the date of notice of application, and statements of the right of any person to

comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. A local government may accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or, if no open record predecision hearing is provided, prior to the decision on the project permit;

(f) The date, time, place, and type of hearing, if applicable and scheduled at the date of notice of the application;

(g) A statement of the preliminary determination, if one has been made at the time of notice, of those development regulations that will be used for project mitigation and of consistency as provided in RCW 36.70B.030(2) and 36.70B.040; and

(h) Any other information determined appropriate by the local government.

(3) If an open record predecision hearing is required for the requested project permits, the notice of application shall be provided at least fifteen days prior to the open record hearing.

(4) A local government shall use reasonable methods to give the notice of application to the public and agencies with jurisdiction and may use its existing notice procedures. A local government may use different types of notice for different categories of project permits or types of project actions. If a local government by resolution or ordinance does not specify its method of public notice, the local government shall use the methods provided for in (a) and (b) of this subsection. Examples of reasonable methods to inform the public are:

(a) Posting the property for site-specific proposals;

(b) Publishing notice, including at least the project location, description, type of permit(s) required, comment period dates, and location where the notice of application required by subsection (2) of this section and the complete application may be reviewed, in the newspaper of general circulation in the general area where the proposal is located or in a local land use newsletter published by the local government;

(c) Notifying public or private groups with known interest in a certain proposal or in the type of proposal being considered;

(d) Notifying the news media;

(e) Placing notices in appropriate regional or neighborhood newspapers or trade journals;

1 (f) Publishing notice in agency newsletters or sending notice to
2 agency mailing lists, either general lists or lists for specific
3 proposals or subject areas; and

4 (g) Mailing to neighboring property owners.

5 (5) A notice of application shall not be required for project
6 permits that are categorically exempt under chapter 43.21C RCW,
7 unless an open record predecision hearing is required or an open
8 record appeal hearing is allowed on the project permit decision.

9 (6) A local government shall integrate the permit procedures in
10 this section with ~~((its))~~ environmental review under chapter 43.21C
11 RCW as follows:

12 (a) Except for a threshold determination and except as otherwise
13 expressly allowed in this section, the local government may not issue
14 a decision or a recommendation on a project permit until the
15 expiration of the public comment period on the notice of application.

16 (b) If an open record predecision hearing is required, the local
17 government shall issue its threshold determination at least fifteen
18 days prior to the open record predecision hearing.

19 (c) Comments shall be as specific as possible.

20 (d) A local government is not required to provide for
21 administrative appeals of its threshold determination. If provided,
22 an administrative appeal ~~((shall))~~ must be filed within fourteen days
23 after notice that the determination has been made and is appealable.
24 Except as otherwise expressly provided in this section, the appeal
25 hearing on a threshold determination ~~((of nonsignificance shall))~~
26 must be consolidated with any open record hearing on the project
27 permit.

28 (7) At the request of the applicant, a local government may
29 combine any hearing on a project permit with any hearing that may be
30 held by another local, state, regional, federal, or other agency, if:

31 (a) The hearing is held within the geographic boundary of the
32 local government; and

33 (b) ~~((The joint hearing can be held within the time periods
34 specified in RCW 36.70B.090 or the))~~ The applicant agrees to the
35 schedule in the event that additional time is needed in order to
36 combine the hearings. All agencies of the state of Washington,
37 including municipal corporations and counties participating in a
38 combined hearing, are hereby authorized to issue joint hearing
39 notices and develop a joint format, select a mutually acceptable
40 hearing body or officer, and take such other actions as may be

1 necessary to hold joint hearings consistent with each of their
2 respective statutory obligations.

3 (8) All state and local agencies shall cooperate to the fullest
4 extent possible with the local government in holding a joint hearing
5 if requested to do so, as long as:

6 (a) The agency is not expressly prohibited by statute from doing
7 so;

8 (b) Sufficient notice of the hearing is given to meet each of the
9 agencies' adopted notice requirements as set forth in statute,
10 ordinance, or rule; and

11 (c) The agency has received the necessary information about the
12 proposed project from the applicant to hold its hearing at the same
13 time as the local government hearing.

14 (9) A local government is not required to provide for
15 administrative appeals. If provided, an administrative appeal of the
16 project decision and of any environmental determination issued at the
17 same time as the project decision, shall be filed within fourteen
18 days after the notice of the decision or after other notice that the
19 decision has been made and is appealable. The local government shall
20 extend the appeal period for an additional seven days, if state or
21 local rules adopted pursuant to chapter 43.21C RCW allow public
22 comment on a determination of nonsignificance issued as part of the
23 appealable project permit decision.

24 (10) The applicant for a project permit is deemed to be a
25 participant in any comment period, open record hearing, or closed
26 record appeal.

27 (11) Each local government planning under RCW 36.70A.040 shall
28 adopt procedures for administrative interpretation of its development
29 regulations.

30 NEW SECTION. **Sec. 11.** The department of commerce shall develop
31 a template for counties and cities subject to the requirements in RCW
32 36.70B.080, which will be utilized for reporting data.

33 NEW SECTION. **Sec. 12.** The department of commerce shall develop
34 a plan to provide local governments with appropriately trained staff
35 to provide temporary support or hard to find expertise for timely
36 processing of residential housing permit applications. The plan shall
37 include consideration of how local governments can be provided with
38 staff that have experience with providing substitute staff support or

1 that possess expertise in permitting policies and regulations in the
2 local government's geographic area or with jurisdictions of the local
3 government's size or population. The plan and a proposal for
4 implementation shall be presented to the legislature by December 1,
5 2023.

6 NEW SECTION. **Sec. 13.** Section 7 of this act takes effect
7 January 1, 2025.

Passed by the Senate April 17, 2023.

Passed by the House April 10, 2023.

Approved by the Governor May 8, 2023.

Filed in Office of Secretary of State May 10, 2023.

--- END ---



October 11, 2024

Hailie Miller
Director Community Development
City of Marysville
501 Delta Ave.
Marysville, WA 98270

RE: SB 5290

Dear Haylie

On behalf of the 2,500 members of the Master Builders Association of King and Snohomish Counties (MBAKS), I write to follow up on our February letter discussing the implementation of Senate Bill 5290 (SB 5290). This new law shaped the requirements cities must adhere to when processing permit applications. MBAKS maintains predictable review timelines are a crucial part of being able to deliver much-needed housing.

Thank you for forwarding to me the draft proposed 5290 Code Amendments. As you know, **SB 5290 requirements go into effect on January 1, 2025**. MBAKS wants to engage, partner, and support you as new codes are drafted and implemented this year and beyond. We believe this new law is an important tool for addressing our region's housing shortage and look forward to continuing to share the experience of those building homes to help inform this work.

As you know, SB 5290 adds reporting requirements and accountability measures for jurisdictions to provide timely and predictable permitting services. It is also designed to provide flexibility. There are several requirements where local action is needed, including permit process code changes; data collection and reporting; permit fee collection; and adoption of best practices to be exempted from fee collection penalty.

It is a question related to the adoption of the best practices that I wanted to explore with you. If the city of Marysville adopts three or more of the best practices it can avoid the requirement to refund a portion of permit fees, if you exceed permit timelines. In reviewing the list, Marysville may have already implemented many of these recommendations. A formal adoption of at least three of the best practices could allow Marysville to avoid the refunding of a portion of the permit fees. It may be an option the city could explore. The list included for your reference:

- Expediting permit application review for compliant projects.
- Establishing interlocal agreements to share permitting staff and resources.
- Budgeting for on-call permitting assistance to handle workload challenges and allocating new positions based on permit revenue growth.
- Making pre-application meetings optional for permit applicants.
- Allowing all housing types as permitted use in all applicable zones.



- Aligning public hearing requirements for permit applications with state law.
- Allowing outside professionals with appropriate licenses to certify components of applications.

For additional information, see MBAKS' issue brief, [Streamlining Local Permitting Processes](#). Additionally, the Department of Commerce has prepared helpful [guidance for jurisdictions](#) to utilize.

Thank you for your consideration of the steps needed for the successful implementation of SB 5290. Please consider MBAKS a resource in this process and reach out with any questions you may have. We welcome the opportunity to partner together to lower barriers for new homes at all income levels.

Sincerely,

Russell Joe

Russell Joe
Snohomish County Manager

cc: Chris Holland, Planning Manager



Agenda Bill

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 22, 2024

SUBMITTED BY: Emily Morgan, Community Development

ITEM TYPE: Discussion Item

AGENDA SECTION: **NEW BUSINESS**

SUBJECT: RCW 58.17.280 Subdivision Addressing Code Amendment

SUGGESTED ACTION: Suggested motion: I move to set a public hearing date for November 13, 2024 to consider the RCW 58.17.280 Subdivision Addressing Code Amendments.

SUMMARY: Please see the attached memo and supporting documents for discussion on this item.

ATTACHMENTS:

[Summary Memo](#)

[E002 - Code Revision - CA24-004.pdf](#)

[E003 - Correspondence - CA24-004.pdf](#)

MEMORANDUM

DATE: October 22, 2024
TO: Planning Commission
FROM: Emily Morgan, Senior Planner
RE: RCW 58.17.280 – Subdivision Addressing - CA 24-004
ATTACHED: DRAFT Amendments to [MMC Chapter 22G.090 Subdivisions and Short Subdivisions](#)
and [MMC Chapter 22G.100 Binding Site Plans](#)

[RCW 58.17](#) regulates land divisions and provides guidelines for local government when reviewing and approving subdivisions. RCW 58.17.280 requires that house addressing be included and clearly shown on the face of the final plat or short plat.

Compliance with this RCW has not historically been applied to projects within the City of Marysville as this language has not been included in code requirements. This amendment is to rectify this omission and bring the subdivision and short subdivision codes into compliance with RCW 58.17. Additionally, because the city typically processes Planned Residential Developments through the Binding Site Plan (BSP) review process, the City has elected to amend MMC 22G.100.140 to require addressing on the final BSP in addition to subdivisions and short subdivisions.

A summary of the proposed code amendments are as follows:

1. Add addressing requirement to [MMC 22G.090.200 Plat Map – Requirements](#).
2. Add addressing requirement to [MMC 22G.090.400 Final Submittal – Short Plat](#).
 - a. Revise final short plat submittal requirement language to match final plat submittal requirements of MMC 22G.090.200 for consistency.
3. Add addressing requirement to [MMC 22G.100.140 Binding Site Plan – Requirements](#).

The proposed code amendments are necessary in order to comply with [RCW 58.17.280](#).

Planning Staff will present the DRAFT Amendments at the October 22, 2024, Planning Commission Workshop and request the Planning Commission set a public hearing date for the proposed amendments on November 13, 2024.

22G.090.200 Plat map – Requirements.

The final plat map shall have dimensions of 18 inches by 24 inches with a two-inch border on the left edge and one-half-inch borders on the other edges. Information required shall include, but not be limited to:

- (1) The name of the subdivision;
- (2) Legal description of the entire parcel to be subdivided;
- (3) The date, north arrow, and appropriate engineering scale as approved by the community development department (e.g., one inch equals 20 feet; one inch equals 30 feet; one inch equals 40 feet; one inch equals 50 feet; one inch equals 60 feet);
- (4) Boundary lines, right-of-way for streets, easements, and property lines of lots and other sites with accurate bearings, dimensions or angles and arcs, and of all curve data;
- (5) Names and right-of-way widths of all streets within the subdivision and immediately adjacent to the subdivision. Street names shall be consistent with the names of existing adjacent streets;
- (6) Number of each lot consecutively;
- (7) Address for each lot as provided by the City;
- ~~(78)~~ Reference to covenants and special plat restrictions, either to be filed separately or on the face of the plat;
- ~~(89)~~ Zoning setback lines, building sites when required by city;
- ~~(910)~~ Location, dimensions and purpose of any easements, noting if the easements are private or public;
- ~~(1011)~~ Location and description of monuments and all lot corners set and found;
- ~~(1112)~~ Primary control points, and datum elevations if applicable, approved by the public works department. Descriptions and ties to all control points will be shown with dimensions, angles and bearings;
- ~~(1213)~~ Existing structures, all setbacks, and all encroachments.

22G.090.400 Final submittal – Short plat.

The final short plat ~~drawings shall be on Mylar drafting film having the dimensions of 18 inches by 24 inches. Information required shall include: map shall have dimensions of 18 inches by 24 inches with a two-inch border on the left edge and one-half-inch borders on the other edges.~~ Information required shall include, but not be limited to:

- (1) The date, north arrow, and appropriate engineering scale as approved by the community development department (e.g., one inch equals 20 feet; one inch equals 30 feet; one inch equals 40 feet; one inch equals 50 feet; one inch equals 60 feet);
- (2) Boundary lines, right-of-way for streets, easements, and property lines of lots and other sites with accurate bearings, dimensions or angles and arcs, and of all curve data;
- (3) Names and right-of-way widths of all streets within the short subdivision and immediately adjacent to the subdivision. Street names will be consistent with the names of existing adjacent streets;
- (4) Number of each lot consecutively;
- (5) Address for each lot as provided by the City;
- ~~(56)~~ Reference to private covenants or special plat restrictions, either to be filed separately or on the face of the plat;
- ~~(67)~~ Zoning setback lines, building sites when required by the city;
- ~~(78)~~ Existing structures, all setbacks, and all encroachments;
- ~~(89)~~ Location, dimensions and purpose of any easements;
- ~~(910)~~ Location and description of monuments and lot corners set and found;
- ~~(1011)~~ Primary control points, and datum elevations if applicable, approved by the public works department. Descriptions and ties to all control points will be shown with dimensions, angles and bearings;
- ~~(112)~~ The final short plat will also contain the following:

(a) Dedications. The intention of the owner shall be evidenced by his presentation for filing of a final short plat clearly showing the dedication thereof and bearing the following certificate signed by all real parties of interest:

Know all men by these presents that _____ the undersigned owner(s), in fee simple of the land hereby platted, and _____, the mortgage thereof, hereby declare this short plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the short plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this short plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Also, all claims for damage against any governmental authority are waived which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said roads.

Following original reasonable grading of the roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way to hamper proper road drainage. The owner of any lot or lots, prior to making any alteration in the drainage system after the recording of the short plat, must make application to and receive approval from the director of the department of public works for said alteration. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

IN WITNESS WHEREOF we set our hands and seals this ____ day of ____, 20__.

In the event that a waiver of right of direct access is included, then the certificate shall contain substantially the following additional language:

That said dedication to the public shall in no way be construed to permit a right of direct access to _____ street from lots numbered ____ nor shall the city of Marysville or any other local governmental agency ever be required to grant a permit to build or construct an access of approach to said street from said lots.

(b) Acknowledgment.

STATE OF WASHINGTON)

: ss.

COUNTY OF SNOHOMISH)

This is to certify that on this ____ day of ____, 20__, before me, the undersigned, a notary public, personally appeared _____, to me known to be the person(s) who executed the foregoing dedication and acknowledgment to me that _____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above-written.

NOTARY PUBLIC in and for the State of Washington, residing at _____

(Seal)

(c) Restrictions. The following restrictions shall show on the face of the final short plat:

(i) No further subdivision of any lot without resubmitting for formal plat or revised short plat consistent with Title [22](#) of the Marysville Municipal Code.

(ii) The sale or lease of less than a whole lot in any subdivision platted and filed under Title [22](#) of the Marysville Municipal Code is expressly prohibited except in compliance with Title [22](#) of the Marysville Municipal Code.

(iii) The following shall be required when the short plat contains a private road:

The cost of construction and maintaining all roads not herein dedicated as public roads shall be the obligation of all of the owners and the obligation to maintain shall be concurrently the obligation of any corporation in which title of the roads and streets may be held. In the event that the owners of any lots served by the roads or streets of this short plat shall petition the council to include these roads or streets in the public road system, the petitioners shall be obligated to bring the same to city road standards applicable at the time of petition in all respects, including dedication of rights-of-way, prior to acceptance by the city.

(iv) All landscaped areas in public rights-of-way shall be maintained by the developer and his successor(s) and may be reduced or eliminated if deemed necessary for or detrimental to city road purposes.

(v) The location and height of all fences and other obstructions within an easement as dedicated on this plat shall be subject to the approval of the Director of Public Works or his designee.

(d) Approvals.

(i) Examined and approved this ____ day of ____, 20__.

City Engineer, City of Marysville

(ii) Examined and approved this ____ day of ____, 20__.

Community Development Director, City of Marysville

(iii) Examined, found to be in conformity with applicable zoning and other land use controls, and approved this ____ day of ____, 20__.

Mayor Attest: City Clerk

(e) Certificates.

(i) I hereby certify that the short plat of ____ is based upon an actual survey and subdivision of Section __, Township __ North, Range __ EWM as required by the state statutes; that the distances, courses and angles are shown thereon correctly; that the monuments shall be set and lot and block corners shall be staked correctly on the ground, that I fully complied with the provisions of the state and local statutes and regulations governing platting.

Licensed Land Surveyor

(Seal)

(ii) I hereby certify that all state and county taxes heretofore levied against the property described herein, according to the books and records of my office, have been fully paid and discharged, including ____ taxes.

Treasurer, Snohomish County

(iii) Filed for record at the request of ____ this ____ day of __, 20__, at ____ minutes past __m, and recorded in Vol. __ of Plats, page __, records of Snohomish County, Washington.

Auditor, Snohomish County

22G.100.140 Binding site plan – Requirements.

The final binding site plan shall have dimensions of 18 inches by 24 inches and must include the following:

- (1) The name of the binding site plan;
- (2) Legal description of existing lots;
- (3) The date, north arrow and appropriate engineering scale as approved by the community development department (e.g., one inch equals 20 feet, one inch equals 30 feet, one inch equals 40 feet, one inch equals 50 feet, one inch equals 60 feet);
- (4) Boundary lines, right-of-way for streets, easements, and property lines of lots and other sites with accurate bearings, dimensions or angles and arcs, and of all curve data;
- (5) Names and right-of-way widths of all streets within the parcel and immediately adjacent to the parcel. Street names shall be consistent with the names of existing adjacent streets;
- (6) Number of each lot consecutively;

(7) Address for each lot as provided by the City;

(78) Reference to covenants and special restrictions either to be filed separately or on the face of the binding site plan;

(89) Zoning setback lines and building sites when required by the city;

(910) Location, dimensions and purpose of any easements, noting if the easements are private or public;

(1011) Location, physical description, and date visited of monuments and all lot corners set and found;

(1112) Existing structures, including any within 50 feet of existing or proposed lot lines, all setbacks, and all encroachments;

(1213) Primary control points identified (i.e., calculated, found, established, or reestablished), basis of bearing, and horizontal and vertical datums as required by the public works department. Descriptions and ties to all control points will be shown with dimensions, angles and bearings;

(1314) A dedicatory statement acknowledging public and private dedications and grants;

(1415) Parking areas, general circulation and landscaping area when required;

(1516) Proposed use and location of buildings when required;

(1617) Loading areas when required;

(1718) Other restrictions and requirements as deemed necessary by the city;

(1819) The applicable requirements of RCW [58.17.040](#)(7) shall be met, including inscription of the following statement on the binding site plan:

All development and use of the land described herein shall be in accordance with this binding site plan, as it may be amended with the approval of the city, town, or county having jurisdiction over the development of such land, and in accordance with such other governmental permits, approvals, regulations, requirements, and restrictions that may be imposed upon such land and the development and use thereof. Upon completion, the improvements on the land shall be included in one or more condominiums or owned by an association or other legal entity in which the owners of units therein or their owners' associations have a membership or other legal or beneficial interest. This binding site plan shall be binding upon all now or hereafter having any interest in the land described herein.

RCW 58.17.280 Naming and numbering of short subdivisions, subdivisions, streets, lots and blocks. Any city, town or county shall, by ordinance, regulate the procedure whereby short subdivisions, subdivisions, streets, lots and blocks are named and numbered. A lot numbering system and a house address system, however, shall be provided by the municipality for short subdivisions and subdivisions and must be clearly shown on the short plat or final plat at the time of approval. [1993 c 486 s 1; 1969 ex.s. c 271 s 29.]



Agenda Bill

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 22, 2024

SUBMITTED BY: Principal Planner Angela Gemmer, Community Development

ITEM TYPE: Discussion Item

AGENDA SECTION: **NEW BUSINESS**

SUBJECT: Code Amendments to Promote Consistency with 2024 Comprehensive Plan Update

SUGGESTED ACTION: Suggested motion: I move to consider the proposed code amendments promoting consistency between the Unified Development Code and 2024 Comprehensive Plan Update at the Public Hearing on November 12, 2024.

SUMMARY: See attached memo.

ATTACHMENTS:

[Code amendments for the 2024 Comprehensive Plan Update](#)

MEMORANDUM

DATE: October 22, 2024
TO: Planning Commission
FROM: Angela Gemmer, Principal Planner
SUBJECT: 2024 Comprehensive Plan – minor code amendments
CC: Haylie Miller, Community Development Director
Chris Holland, Planning Manager

Exhibits:

1. Residential amendments
2. Commercial amendments

As part of the 2024 Comprehensive Plan update, limited minor code amendments are concurrently proposed to ensure consistency between the Comprehensive Plan and Title 22C, *Unified Development Code*, and/or to provide greater clarity. Major code amendments pertaining to Middle Housing will be presented to the Planning Commission separately in early 2025 for adoption by June 2025. The following is a summary of the code amendments which are currently proposed:

- **Duplexes in R-4.5 Zone.** Amend MMC [22C.010.060, Permitted uses](#), and [22C.010.070, Permitted uses – Development conditions](#), to eliminate the Conditional Use Permit (CUP) requirement for duplexes in the R-4.5 Single Family, Medium Density zone (see **Exhibit 1**). This change promotes consistency with the Middle Housing Bill (HB 1110) and is the one change involving HB 1110 that is proposed for adoption prior to the overall package of code amendments. The reason this change is proposed now is to streamline and reduce the cost for pursuing a duplex in the R-4.5 zone. While duplexes are already allowed in the R-4.5 zone, additional paperwork and fees are required for building them in this zone; however, ultimately the same product is built, and there are seldom, if ever, additional conditions that mitigate the impact of the duplex on surrounding properties.
- **PRD Requirement for Mobile/Manufactured Home Parks.** Amend [MMC 22C.010.060, Permitted uses](#), to eliminate the requirement that new mobile/manufactured homes parks in the R-4.5, R-6.5, and R-8 zones use the Planned Residential Development process set forth in [MMC 22G.080, Planned Residential Developments](#) (see **Exhibit 1**). However, this requirement appears to be inconsistent with State law which requires that manufactured homes¹ be treated in the same manner as conventionally built single family residences.

¹ Pursuant to MMC 22A.120.140 "M" definitions, Manufactured Home, Designated means "a manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which: (1) Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long; (2) Was originally constructed with and now has a composition or wood shake or

This amendment would ensure consistent treatment while allowing an applicant to determine whether to pursue a Planned Residential Development, which allows for reduced lot sizes and dimensional standards, but requires the provision of open space and alternate access (e.g. auto courts, shared driveways, etc.).

Light Industrial – General Commercial Overlay. The intent of the Light Industrial with General Commercial Overlay zone is to allow the various commercial uses allowed in both the LI and GC zones to be pursued, while retaining the site and architectural design, and density and dimensional standards for the LI zone. The following amendments are proposed in code to clarify that:

- Amend MMC 22C.020.020 [List of the commercial, industrial, recreation and public institutional zones](#), and 22C.020.030 [Characteristics of commercial, industrial, recreation and public-institutional zones](#) to provide a description of the Light Industrial with General Commercial Overlay zone;
- Amend [MMC 22C.020.060, Permitted uses](#), and MMC 22C.020.070, [Permitted uses – Development conditions](#), to provide a separate column for the LI with GC Overlay zone to ensure that it is clear which standards apply. Where both the GC and LI zones allow a use, the less restrictive standard generally has been applied. For example, if a Conditional Use Permit (CUP) is required in the GC zone, but the use is permitted outright in the LI zone, the use will generally be permitted outright. Another example is that certain uses in the LI zone are limited to properties abutting State Avenue/Smokey Point Boulevard; however, generally this limitation has not been applied in the GC with LI zone with limited exceptions. A couple uses that are allowed in the GC zone which were not intended to be allowed in the LI with GC Overlay are have been excluded as permitted uses. These include:
 - Multiple-family
 - Adult family homes
 - Master planned senior communities
- Amend [22C.020.080, Densities and dimensions](#), and [22C.020.090, Densities and dimensions – Development conditions](#), to indicate that the Light Industrial with General Commercial Overlay zone uses the Light Industrial density and dimensional standards.

Staff respectfully requests that the Planning Commission review the draft code amendments at the October 22nd Planning Commission meeting, ask any questions, and recommend that the code amendments be included for consideration at the November 12th Planning Commission Public Hearing.

shingle, coated metal or similar roof of nominal 3:12 pitch; and (3) Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code single-family residences.

Exhibit 1

22C.010.060 Permitted uses.

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R- MHP
Residential Land Uses									
Dwelling Units, Types:									
Single detached (14)	P11	P11	P11	P11	P11	P11	P11	P11	P43
Model home	P30	P30	P30	P30	P30	P30	P30	P30	P30
Cottage housing (14)	C6	C6	C6	C6	C6	C6	C6	C6	
Duplex (14)	CP8	P8	P8	P8	P	P	P	P	
Townhouse	P3	P3	P3	P3	P	P	P	P	
Multiple-family					P	P	P	P	
Mobile home	P12	P12	P12	P12	P12	P12	P12	P12	P12
Mobile/manufactured home park	P3	P3	P3		C	P	P		P45
Senior citizen assisted	C2	C2	C2	C2	C2	C2	C2	C2	C2
Factory-built	P7	P7	P7	P7	P7	P7	P7	P7	P7, 43
Recreational vehicle (44)	P	P	P	P	P	P	P	P	P
Tiny house or tiny house with wheels (51)	P	P	P	P	P	P	P	P	P
Group Residences:									
Adult family home	P	P	P	P	P	P	P	P	P
Convalescent, nursing, retirement	C2	C2	C2	C2	C2	C2	C2	C2	
Residential care facility	P	P	P	P	P	P	P	P	
Master planned senior community (15)	C	C	C	C	C	C	C	C	C
Transitional housing facilities (53)	P	P	P	P	P	P	P	P	P
Permanent supportive housing (53)	P	P	P	P	P	P	P	P	P
Emergency housing (54)									
Emergency shelters - Indoor (54)									
Accessory Uses:									
Residential accessory uses (1), (9), (10), (14), (49), (50)	P	P	P	P	P	P	P	P	P
Home occupation (5)	P	P	P	P	P13	P13	P13	P13	P

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6- 18	R- MHP
Temporary Lodging:									
Hotel/motel									
Bed and breakfast guesthouse (4)		C	C	C	P	P	P	P	
Bed and breakfast inn (4)					P	P	P	P	
Enhanced services facility (52)									
Recreation/Cultural Land Uses									
Park/Recreation:									
Park	P16	P16	P16	P16	P16	P16	P16	P16	P16
Community center	C	C	C	C	C	C	C	C	C
Amusement/Entertainment:									
Sports club					C	C	C	C	
Golf facility (17)	C	C	C	C	P	P	P	P	
Cultural:									
Library, museum and art gallery	C	C	C	C	C	C	C	C	C
Church, synagogue and temple	C	C	C	C	P	P	P	P	C
General Services Land Uses									
Personal Services:									
Funeral home/crematory	C18	C18	C18	C18	C18	C18	C18	C18	C18
Cemetery, columbarium or mausoleum	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19
Day care I	P20	P20	P20	P20	P20	P20	P20	P20	P20
Day care II	C25	C25	C25	C25	C	C	C	C	C25
Stable	C	C	C	C					
Kennel or cattery, hobby	C	C	C	C	C	C	C	C	
Electric vehicle (EV) charging station (38), (39)	P	P	P	P	P	P	P	P	
EV rapid charging station (40), (41), (42)					P	P	P	P	
Health Services:									
Medical/dental clinic					C	C	C	C	
Supervised drug consumption facility									
Education Services:									

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R- MHP
Elementary, middle/junior high, and senior high (including public, private and parochial)	C	C	C	C	C	C	C	C	C
Commercial school	C21	C21	C21	C21	C21	C21	C21	C21	
School district support facility	C23	C23	C23	C23	C23	C23	C23	C23	
Interim recycling facility	P22	P22	P22	P22	P22	P22	P22	P22	
Vocational school									
Government/Business Service Land Uses									
Government Services:									
Public safety facilities, including police and fire	C26	C26	C26	C26	C26	C26	C26	C26	C26
Utility facility	P	P	P	P	P	P	P	P	P
Private storm water management facility	P	P	P	P	P	P	P	P	P
Public storm water management facility	P	P	P	P	P	P	P	P	P
Business Services:									
Self-service storage (31)					C27	C27	C27	C27	
Professional office					C	C	C	C	
Automotive parking	P29	P29	P29	P29	P29	P29	P29	P29	
Model house sales office	P47	P47	P47	P47					
Wireless communication facility (28)	P C	P C	P C	P C	P C	P C	P C	P C	P C
State-Licensed Marijuana Facilities:									
Marijuana cooperative (48)									
Marijuana processing facility – Indoor only (48)									
Marijuana production facility – Indoor only (48)									
Marijuana retail facility (48)									
Retail/Wholesale Land Uses									
Forest products sales	P32	P32	P32	P32					
Agricultural crop sales	P32	P32	P32	P32					
Resource Land Uses									
Agriculture:									
Growing and harvesting crops	P34	P34	P34	P34					
Raising livestock and small animals	P35	P35	P35	P35					

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R- MHP
Forestry:									
Growing and harvesting forest products	P34	P34	P34	P34					
Fish and Wildlife Management:									
Hatchery/fish preserve (33)	C	C	C	C					
Aquaculture (33)	C	C	C	C					
Regional Land Uses									
Regional storm water management facility	C	C	C	C	C	C	C	C	C
Nonhydroelectric generation facility	C	C	C	C	C	C	C	C	C
Transit park and pool lot	P	P	P	P	P	P	P	P	
Transit park and ride lot	C	C	C	C	C	C	C	C	
School bus base	C36	C36	C36	C36	C36	C36	C36	C36	
Racetrack	C37	C37	C37	C37	C37	C37	C37	C37	
College/university	C	C	C	C	C	C	C	C	

22C.010.070 Permitted uses – Development conditions.

- (1) Accessory dwelling units must comply with development standards in Chapter [22C.180](#) MMC. Accessory dwelling units in the R-MHP zone are only allowed on single lots of record containing one single-family detached dwelling.
- (2) Limited to three residents per the equivalent of each minimum lot size or dwelling units per acre allowed in the zone in which it is located.
- (3) Only as part of a planned residential development (PRD) proposal, and subject to the same density as the underlying zone.
- (4) Bed and breakfast guesthouses and inns are subject to the requirements and standards contained in Chapter [22C.210](#) MMC.
- (5) Home occupations are subject to the requirements and standards contained in Chapter [22C.190](#) MMC.
- (6) Subject to cottage housing provisions set forth in MMC [22C.010.280](#).
- (7) Factory-built dwelling units shall comply with the following standards:

(a) A factory-built house must be inspected at least two times at the factory by the State Building Inspector during the construction process, and must receive an approval certifying that it meets all requirements of the International Building Code. At the building site, the city building official will conduct foundation, plumbing and final inspections.

(b) A factory-built house cannot be attached to a metal frame allowing it to be mobile. All such structures must be placed on a permanent foundation at the building site.

(8) Permitted outright in the R-6.5, R-8, and WR-R-4-8 zones on minimum 7,200-square-foot lots. A conditional use permit is required for the R-4.5 zone, and the minimum lot size must be 12,500 square feet. Duplexes must comply with the comprehensive plan density requirements for the underlying land use designation.

(9) A garage sale shall comply with the following standards:

(a) No residential premises shall have more than two such sales per year and no such sale shall continue for more than six days within a 15-day period.

(b) Signs advertising such sales shall not be attached to any public structures, signs or traffic control devices, nor to any utility poles. All such signs shall be removed 24 hours after the sale is completed.

A garage sale complying with the above conditions shall be considered as being an allowable accessory use to all residential land uses. A garage sale violating one or more of the above conditions shall be considered as being a commercial use and will be disallowed unless it complies with all requirements affecting commercial uses.

(10) Residential accessory structures must comply with development standards in Chapter [22C.180](#) MMC.

(11) Manufactured homes must:

(a) Be set on a permanent foundation, as specified by the manufacturer, enclosed with an approved concrete product from the bottom of the home to the ground which may be either load-bearing or decorative;

(b) Meet all design standards applicable to all other single-family homes in the neighborhood in which the manufactured home is to be located;

(c) Be no more than five years old, as evidenced by the date of manufacture recorded on the HUD data plate. An administrative variance to the requirement that a manufactured home be no more than five years old may be granted by the community development director only if the applicant demonstrates all of the following:

- (i) The strict enforcement of the provisions of this title creates an unnecessary hardship to the property owner;
- (ii) The proposed manufactured home is well maintained and does not present any health or safety hazards;
- (iii) The variance is necessary or warranted because of the unique size, shape, topography, location, critical areas encumbrance, or other feature of the subject property;
- (iv) The proposed manufactured home will be compatible with the neighborhood or area where it will be located;
- (v) The subject property is otherwise deprived, by provisions of this title, of rights and privileges enjoyed by other properties in the vicinity and within an identical zone;
- (vi) The need for the variance is not the result of deliberate actions of the applicant or property owner; and
- (vii) The variance is the minimum necessary to grant relief to the applicant.

(12) Mobile homes are only allowed as a primary residence in existing mobile/manufactured home parks established prior to June 12, 2008, subject to the requirements of Chapter [22C.230](#) MMC, Mobile/Manufactured Home Parks.

(13) Home occupations are limited to home office uses in multifamily dwellings. No signage is permitted in townhouse or multifamily dwellings.

(14) No more than one single-family detached or duplex dwelling is allowed per lot except in cottage housing developments that are developed with all cottages located on a common lot, and accessory dwelling units through the provisions of Chapter [22C.180](#) MMC.

(15) Subject to Chapter [22C.220](#) MMC, Master Planned Senior Communities.

(16) The following conditions and limitations shall apply, where appropriate:

(a) Parks are permitted in residential and mixed use zones when reviewed as part of a subdivision, mobile/manufactured home park, or multiple-family development proposal; otherwise, a conditional use permit is required;

(b) Lighting for structures and fields shall be directed away from residential areas; and

(c) Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

(17) Golf facilities shall comply with the following:

(a) Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

(b) Restaurants are permitted as an accessory use to a golf course.

(18) Only as an accessory to a cemetery.

(19) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.

(20) Only as an accessory to residential use and subject to the criteria set forth in Chapter [22C.200](#) MMC.

(21) Only as an accessory to residential use, provided:

(a) Students are limited to 12 per one-hour session;

(b) All instruction must be within an enclosed structure; and

(c) Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.

(22) Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.

(23) Only when adjacent to an existing or proposed school.

(24) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.

(25) Day care IIs must be located on sites larger than one-half acre and are subject to minimum standards identified in Chapter [22C.200](#) MMC for day care I facilities. Parking facilities and loading areas shall be located to the rear of buildings or be constructed in a manner consistent with the surrounding residential character. Evaluation of site suitability shall be reviewed through the conditional use permit process.

(26) Public safety facilities, including police and fire, shall comply with the following:

(a) All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

(b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street.

(27) Accessory to an apartment development of at least 12 units, provided:

(a) The gross floor area in self-service storage shall not exceed 50 percent of the total gross floor area of the apartment dwellings on the site;

(b) All outdoor lights shall be deflected, shaded and focused away from all adjoining property;

(c) The use of the facility shall be limited to dead storage of household goods;

(d) No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;

(e) No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;

(f) No residential occupancy of the storage units;

(g) No business activity other than the rental of storage units to the apartment dwellings on the site; and

(h) A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

(28) All WCFs and modifications to WCFs are subject to Chapter [22C.250](#) MMC including, but not limited to, the siting hierarchy, MMC [22C.250.060](#). WCFs may be a permitted use or a conditional use subject to MMC [22C.250.040](#).

(29) Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:

(a) They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours; and

(b) The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department.

(30) Model Homes.

(a) The community development director may approve construction of model homes subject to the following conditions:

- (i) No model home shall be constructed without the issuance of a building permit;
- (ii) In no event shall the total number of model homes in a preliminary subdivision be greater than nine;
- (iii) A hard-surfaced roadway to and abutting all model homes shall be constructed to standards determined by the city engineer or designee;
- (iv) Operational fire hydrant(s) must be available in accordance with the International Fire Code;
- (v) Submittal of a site plan, stamped by a registered civil engineer or licensed surveyor, delineating the location of each structure relative to existing and proposed utilities, lot lines, easements, roadways, topography and critical areas;
- (vi) Submittal of building permit applications for each of the proposed structures;
- (vii) Approval of water, sewer and storm sewer extension plans to serve the proposed structures; and
- (viii) Execution of an agreement with the city saving and holding it harmless from any damages, direct or indirect, as a result of the approval of the construction of model homes on the site.

(b) Prior to occupancy of any model home, the final plat of the subject subdivision shall be approved and recorded.

(31) Any outdoor storage areas are subject to the screening requirements of the landscape code.

(32) Subject to approval of a small farms overlay zone.

(33) May be further subject to the provisions of the Marysville shoreline master program.

(34) Only allowed in conjunction with the small farms overlay zone.

(35) Provided, that the property has received approval of a small farms overlay designation, or is larger than one acre in size.

(36) Only in conjunction with an existing or proposed school.

(37) Except racing of motorized vehicles.

(38) Level 1 and Level 2 charging only.

- (39) Allowed only as an accessory use to a principal outright permitted use or permitted conditional use.
- (40) The term “rapid” is used interchangeably with “Level 3” and “fast charging.”
- (41) Only “electric vehicle charging stations – restricted” as defined in Chapter [22A.020](#) MMC.
- (42) Rapid (Level 3) charging stations are required to be placed within a parking garage.
- (43) One single-family detached dwelling per existing single lot of record. Manufactured homes on single lots must meet the criteria outlined in subsection (11) of this section.
- (44) Recreational vehicles (RVs) are allowed as a primary residence in an established mobile/manufactured home park (MHP) subject to the requirements of Chapter [22C.230](#) MMC, Mobile/Manufactured Home Parks.
- (45) MHPs shall fulfill the requirements of Chapter [22C.230](#) MMC, Mobile/Manufactured Home Parks.
- (46) Reserved.
- (47) Model house sales offices are subject to the requirements of MMC [22C.110.030](#)(12).
- (48) No person or entity may produce, grow, manufacture, process, accept donations for, give away, or sell marijuana concentrates, marijuana-infused products, or usable marijuana within residential zones in the city. Provided, activities in strict compliance with RCW [69.51A.210](#) and [69.51A.260](#) are not a violation of the Marysville Municipal Code.
- (49) Shipping/cargo and similar storage containers are prohibited on lots within a platted subdivision and properties under one acre in size. Shipping/cargo and similar storage containers may be located on properties over one acre in size if located behind the primary residence, observe all setbacks applicable to an accessory structure, and are screened from public view.
- (50) Accessory structures may not be utilized as, or converted to, a dwelling unless the structure complies with the accessory dwelling unit standards outlined in MMC [22C.180.030](#).
- (51) Tiny houses or tiny houses with wheels are allowed as a primary residence in an established mobile/manufactured home park (MHP) subject to the requirements of Chapter [22C.230](#) MMC, Mobile/Manufactured Home Parks.
- (52) Enhanced services facilities are prohibited in all residential zones as such are identified and adopted in this chapter.

(53) An operations plan, to mitigate potential impacts on the surrounding community, must be provided by the sponsor and/or property owner at the time of application. The operations plan must address the following elements to the satisfaction of the city:

- (a) Name and contact information for key staff;
- (b) Roles and responsibilities of key staff;
- (c) Site/facility management, including a security and emergency plan;
- (d) Site/facility maintenance;
- (e) Occupancy policies, including resident responsibilities and a code of conduct that address, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession;
- (f) Provision of human and social services, including staffing plan and outcome measures;
- (g) Outreach with surrounding property owners and residents and ongoing good neighbor policy;
- (h) Procedures for maintaining accurate and complete records; and
- (i) Additional information as requested by the community development director to ensure current best practices for permanent supportive housing and transitional housing facilities are used.

(54) Emergency housing and emergency shelters – indoor are prohibited in all residential zones as such are identified and adopted in this chapter.

Exhibit 2

22C.020.020 List of the commercial, industrial, recreation and public institutional zones.

The full names, short names and map symbols of the commercial, industrial, recreation and public institutional zones are listed below.

Full Name	Short Name/Map Symbol
Neighborhood business	NB
Community business	CB
General commercial	GC
Downtown commercial	DTC
Mixed use	MU
Light industrial	LI
Light industrial with General Commercial overlay	LI-GC
General industrial	GI
Recreation	REC
Public/institutional zone	P/I
Whiskey Ridge	WR (suffix to zone's map symbol)
Small farms overlay	SF (suffix to zone's map symbol)
Property-specific development standards	P (suffix to zone's map symbol)

22C.020.030 Characteristics of commercial, industrial, recreation and public institutional zones.

(1) Neighborhood Business Zone.

(a) The purpose of the neighborhood business zone (NB) is to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties. These purposes are accomplished by:

- (i) Limiting nonresidential uses to those retail or personal services which can serve the everyday needs of a surrounding residential area;

- (ii) Allowing for a mix of housing and retail/service uses; and

- (iii) Excluding industrial and community/regional business-scaled uses.

- (b) Use of this zone is appropriate in neighborhood centers designated by the comprehensive plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(2) Community Business and Community Business – Whiskey Ridge Zones.

- (a) The purpose of the community business (CB) and community business – Whiskey Ridge (CB-WR) zones is to provide convenience and comparison retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses. These purposes are accomplished by:

- (i) Providing for limited small-scale offices as well as a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas;

- (ii) Allowing for a mix of housing and retail/service uses; provided, that housing is not allowed in the community business – Whiskey Ridge zone; and

- (iii) Excluding commercial uses with extensive outdoor storage or fabrication and industrial uses.

- (b) Use of this zone is appropriate in community business areas that are designated by the comprehensive plan and are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(3) General Commercial Zone.

- (a) The purpose of the general commercial zone (GC) is to provide for the broadest mix of commercial, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment. These purposes are accomplished by:

- (i) Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in CB zoned areas;

- (ii) Allowing for outdoor sales and storage, regional shopping areas and limited fabrication uses; and

- (iii) Concentrating large-scale commercial and office uses to facilitate the efficient provision of public facilities and services.

- (b) Use of this zone is appropriate in general commercial areas that are designated by the comprehensive plan that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(4) Downtown Commercial Zone.

- (a) The purpose of the downtown commercial zone (DTC) is to provide for the broadest mix of comparison retail, service and recreation/cultural uses with higher density residential uses, serving regional market areas and offering significant employment. These purposes are accomplished by:

- (i) Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in GC zoned areas;

- (ii) Allowing for regional shopping areas, and limited fabrication uses; and

- (iii) Concentrating large-scale commercial and office uses to facilitate the efficient provision of public facilities and services.

- (b) Use of this zone is appropriate in downtown commercial areas that are designated by the comprehensive plan that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(5) Mixed Use Zone.

- (a) The purpose of the mixed use zone (MU) is to provide for pedestrian- and transit-oriented high-density employment uses together with limited complementary retail and higher density residential development in locations within activity centers where the full range of commercial activities is not desirable. These purposes are accomplished by:

- (i) Allowing for uses that will take advantage of pedestrian-oriented site and street improvement standards;

(ii) Providing for higher building heights and floor area ratios than those found in the CB zone;

(iii) Reducing the ratio of required parking to building floor area;

(iv) Allowing for on-site convenient daily retail and personal services for employees and residents; and

(v) Minimizing auto-oriented, outdoor or other retail sales and services which do not provide for the daily convenience needs of on-site and nearby employees or residents.

(b) Use of this zone is appropriate in areas designated by the comprehensive plan for mixed use, or mixed use overlay, which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(6) Light Industrial Zone.

(a) The purpose of the light industrial zone (LI) is to provide for the location and grouping of non-nuisance-generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and limited retail uses. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:

(i) Allowing for a wide range of industrial and manufacturing uses;

(ii) Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and

(iii) Limiting residential, institutional, service, office and other nonindustrial uses to those necessary to directly support industrial activities.

(b) Use of this zone is appropriate in light industrial areas designated by the comprehensive plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(7) Light Industrial with General Commercial Overlay Zone.

(a) The purpose of the light industrial with general commercial overlay zone is to provide for the location and grouping of non-nuisance generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, and warehousing along with the broadest mix of commercial,

wholesale, service and recreation/cultural uses. This zone is intended as a transitional zone between Light Industrial and General Commercial areas that allows the market to determine whether industrial or commercial uses are the highest and best use of the site.

(b) Use of this zone is appropriate in light industrial areas designated by the comprehensive plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

~~(7)~~(8) General Industrial Zone.

(a) The purpose of the general industrial zone (GI) is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking and equipment but also for commercial uses having special impacts and regulated by other chapters of this title. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:

- (i) Allowing for a wide range of industrial and manufacturing uses;
- (ii) Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and
- (iii) Limiting residential, institutional, service, office and other nonindustrial uses to those necessary to directly support industrial activities.

(b) Use of this zone is appropriate in general industrial areas designated by the comprehensive plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

~~(8)~~(9) Recreation Zone.

(a) The purpose of the recreation zone (REC) is to establish areas appropriate for public and private recreational uses. Recreation would permit passive as well as active recreational uses such as sports fields, ball courts, golf courses, and waterfront recreation, but not hunting. This zone would also permit some resource land uses related to agriculture and fish and wildlife management.

(b) This recreation zone is applied to all land designated as "recreation" on the comprehensive plan map.

~~(9)~~(10) Public/Institutional Zone.

(a) The purpose of the public/institutional (P/I) land use zone is to establish a zone for governmental buildings, churches and public facilities.

(b) This public/institutional zone is applied to all land designated as “public/institutional” on the comprehensive plan map.

(10)(11) Small Farms Overlay Zone.

(a) The purpose of the small farms overlay zone (-SF suffix to zone’s map symbol) is to provide a process for registering small farms, thereby applying the small farms overlay zone and recording official recognition of the existence of the small farm, and to provide encouragement for the preservation of such farms, as well as encouraging good neighbor relations between single-family and adjacent development.

(b) Use of this zone is appropriate for existing and newly designated small farms.

22C.020.060 Permitted uses.

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI (81)	GI	REC	P/I
Residential Land Uses											
Dwelling Units, Types:											
Townhouse					P6	P					
Multiple-family	C4	P4, C5		P4, C5	P4, P6	P					
Manufactured home	P7	P7		P7		P7	P7	P7	P7		
Mobile home	P7	P7	P7	P7	P7	P7	P7	P7	P7		
Recreational vehicle	P7	P7		P7		P7	P7	P7	P7		
Tiny house or tiny house on wheels	P7	P7		P7		P7	P7	P7	P7		
Senior citizen assisted	P					C					P
Caretaker’s quarters (3)	P	P	P	P	P	P	P	P	P	P	P
Group Residences:											
Adult family home (70)	P	P	P	P	P	P					P
Convalescent, nursing, retirement	C	P			P	P					P
Residential care facility	P	P			P	P	P70	P70	P70	P70	P
Master planned senior community (10)						C					C

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI (81)	GI	REC	P/I
Enhanced services facility (77)		P		P		P					
Transitional housing facilities (79)	P	P	P	P		P	P	P			
Permanent supportive housing (79)	P	P	P	P		P	P	P			
Emergency housing (80)	P, C	P, C	P, C	P, C		P, C	P, C	P, C			
Emergency shelters – Indoor (80)	P, C	P, C	P, C	P, C		P, C	P, C	P, C			
Accessory Uses:											
Home occupation (2)	P8	P8, P9	P8, P9	P8, P9	P8, P9	P8, P9	P8, P9	P9	P9		
Temporary Lodging:											
Hotel/motel	P	P	P	P	P	P	P75	P75			
Bed and breakfast guesthouse (1)											
Bed and breakfast inn (1)	P	P	P	P			P				
Recreation/Cultural Land Uses											
Park/Recreation:											
Park	P11	P	P	P	P	P	P	P	P	P11	P
Marina					P				P	C	P
Dock and boathouse, private, noncommercial					P				P	P16	P
Boat launch, commercial or public					P				P		P
Boat launch, noncommercial or private					P				P	P17	P
Community center	P	P	P	P	P	P	P	P	P	P	P
Amusement/Entertainment:											
Theater		P	P	P	P	P	P				
Theater, drive-in				C			C				
Amusement and recreation services		P18	P18	P18	P18	P19	P	P	C		
Sports club	P	P	P	P	P	P	P	P	P		
Golf facility (13)		P	P	P			P	P	P	C	
Shooting range (14)				P15			P15	P15			
Outdoor performance center				C			C	C		C	C
Riding academy							P	P		C	
Cultural:											
Library, museum and art gallery	P	P	P	P	P	P	P	P	P	C	P

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI (81)	GI	REC	P/I
Church, synagogue and temple	P	P	P	P	P	P	P	P	P		P
Dancing, music and art center		P	P	P	P	P	P			C	P
General Services Land Uses											
Personal Services:											
General personal service	P	P	P	P	P	P	P	P	P		
Dry cleaning plant		P	P				P	P	P		
Dry cleaning pick-up station and retail service	P	P	P	P	P	P25	P	P76	P		
Funeral home/crematory		P	P	P	P	P26	P	P76	P		
Cemetery, columbarium or mausoleum	P24	P24	P24	P24, C20			P	P	P		
Day care I	P70	P70	P70	P70	P70	P70	P70	P21, 70	P70	P70	P70
Day care II	P	P	P	P	P	P	P	P21			
Veterinary clinic	P	P	P	P	P	P	P	P76	P		
Automotive repair and service	P22	C, P28	C, P28	P			P	P	P		
Electric vehicle (EV) charging station (64)	P	P	P	P	P	P	P	P	P	P	P
EV rapid charging station (65), (66)	P	P	P	P	P67	P67	P	P	P		
EV battery exchange station				P			P	P	P		
Miscellaneous repair		P	P	P			P	P	P		
Social services		P	P	P	P	P	P				P
Kennel, commercial and exhibitor/breeding (71)		P	P	P			P	P	P		
Pet daycare (71), (72)		P	P	P	P	P	P	P76	P		
Civic, social and fraternal association		P	P	P	P	C	P		P		P
Club (community, country, yacht, etc.)									P		P
Health Services:											
Medical/dental clinic	P	P	P	P	P	P	P				P
Hospital		P	P	P	P	C	P				C
Miscellaneous health	P68	P68	P68	P68	P68	P68	P68				P68
Supervised drug consumption facility											
Education Services:											

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI (81)	GI	REC	P/I
Elementary, middle/junior high, and senior high (including public, private and parochial)		C	C	C	C	C	P	P	C		C
Commercial school	P	P	P		P	P27					C
School district support facility	C	P	P	P	P	P	P	P	P		P
Vocational school		P	P	P	P	P27	P				P
Government/Business Service Land Uses											
Government Services:											
Public agency office	P	P	P	P	P	P	P	P	P		P
Public utility yard				P			P	P			P
Public safety facilities, including police and fire	P29	P	P	P	P	P	P	P			P
Utility facility	P	P	P	P		C	P	P	P		P
Private storm water management facility	P	P	P	P	P	P	P	P	P		P
Public storm water management facility	P	P	P	P	P	P	P	P	P		P
Business Services:											
Contractors' office and storage yard				P30	P30	P30	P	P	P		
Interim recycling facility		P23	P23	P23			P	P			P
Taxi stands		P	P	P			P	P	P		
Trucking and courier service		P31	P31	P31			P	P	P		
Warehousing and wholesale trade				P			P	P	P		
Mini-storage (36)		C78		C78			C78	P76	P		
Freight and cargo service				P			P	P	P		
Cold storage warehousing							P	P	P		
General business service and office	P	P	P	P	P	P30	P	P	P		
Commercial vehicle storage							P	P	P		
Professional office	P	P	P	P	P	P	P	P			
Miscellaneous equipment rental		P30, 37	P30, 37	C38		P30, 37	P	P	P		
Automotive rental and leasing				P			P	P	P		
Automotive parking	P	P	P	P	P	P	P	P	P		
Research, development and testing				P			P	P	P		
Heavy equipment and truck repair							P	P	P		
Automobile holding yard				C			P	P	P		

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI (81)	GI	REC	P/I
Commercial/industrial accessory uses (73)	P39, 40	P39	P39	P39	P39, 40	P39, 40	P	P	P		
Adult facility									P33		
Factory-built commercial building (35)	P	P	P	P	P		P	P	P		
Wireless communication facility (32)	P, C	P, C	P, C	P, C	P, C	P, C	P, C	P, C	P, C		P, C
State-Licensed Marijuana Facilities:											
Marijuana cooperative (69)											
Marijuana processing facility – Indoor only (69)											
Marijuana production facility – Indoor only (69)											
Marijuana retail facility (69)											
Retail/Wholesale Land Uses											
Building, hardware and garden materials	P47	P	P	P	P	P47	P	P76	P		
Forest products sales		P	P	P			P	P			
Department and variety stores	P	P	P	P	P	P	P	P76			
Food stores	P	P	P	P	P	P45	P	P76			
Agricultural crop sales		P	P	P		C	P	P76			
Storage/retail sales, livestock feed							I	P76	P		
Motor vehicle and boat dealers		P	P	P			P	P	P		
Motorcycle dealers		C	C	P	P49		P	P	P		
Gasoline service stations	P	P	P	P	P		P	P76	P		
Eating and drinking places	P41	P	P	P	P	P46	P	P46	P		
Drugstores	P	P	P	P	P	P	P	P76	P		
Liquor stores		P	P	P			P				
Used goods: antiques/secondhand shops		P	P	P	P	P	P				
Sporting goods and related stores		P	P	P	P	P	P				
Book, stationery, video and art supply stores	P	P	P	P	P	P	P				
Jewelry stores		P	P	P	P	P	P				
Hobby, toy, game shops	P	P	P	P	P	P	P				
Photographic and electronic shops	P	P	P	P	P	P	P				
Fabric and craft shops	P	P	P	P	P	P	P				
Fuel dealers				P43			P43	P43	P43		

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI (81)	GI	REC	P/I
Florist shops	P	P	P	P	P	P	P				
Pet shops	P	P	P	P	P	P	P				
Tire stores		P	P	P	P		P	P76	P		
Bulk retail		P	P	P			P	P76			
Auction houses				P42			P42	P76			
Truck and heavy equipment dealers								P	P		
Mobile home and RV dealers				C			P	P	P		
Retail stores similar to those otherwise named on this list	P	P	P	P	P	P48	P	P44, 76	P44		
Automobile wrecking yards							C	C	P		
Manufacturing Land Uses											
Food and kindred products		P50, 52	P50, 52	P50			P50	P50	P		
Winery/brewery		P53	P53	P	P53	P53	P	P	P		
Textile mill products							P	P	P		
Apparel and other textile products				C			P	P	P		
Wood products, except furniture				P			P	P	P		
Furniture and fixtures				P			P	P	P		
Paper and allied products							P	P	P		
Printing and publishing	P51	P51	P51	P		P51	P	P	P		
Chemicals and allied products							C	C	C		
Petroleum refining and related industries							C	C	C		
Rubber and misc. plastics products							P	P	P		
Leather and leather goods							C	C	C		
Stone, clay, glass and concrete products							P	P	P		
Primary metal industries							C	C	P		
Fabricated metal products				C			P	P	P		
Industrial and commercial machinery							C	C	P		
Heavy machinery and equipment							C	C	P		
Computer and office equipment				C			P	P			
Electronic and other electric equipment				C			P	P			
Railroad equipment							C	C	P		

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI (81)	GI	REC	P/I
Miscellaneous light manufacturing				P54, 74	P54		P	P	P		
Motor vehicle and bicycle manufacturing							C	C	P		
Aircraft, ship and boat building							C	C	P		
Tire retreading							C	C	P		
Movie production/distribution				P			P	P			
Resource Land Uses											
Agriculture:											
Growing and harvesting crops							P	P	P	P	
Raising livestock and small animals							P	P	P	P	
Greenhouse or nursery, wholesale and retail				P			P	P	P	C	
Farm product processing							P	P	P		
Forestry:											
Growing and harvesting forest products							P	P			
Forest research							P	P			
Wood waste recycling and storage							C	C	C		
Fish and Wildlife Management:											
Hatchery/fish preserve (55)							P	P	P	C	
Aquaculture (55)							P	P	P	C	
Wildlife shelters	C	C	C							P	
Mineral:											
Processing of minerals							P	P	P		
Asphalt paving mixtures and block							P	P	P		
Regional Land Uses											
Jail		C	C	C			C	C			
Regional storm water management facility		C	C	C	C		C	C	C		P
Public agency animal control facility				C			P	P	P		C
Public agency training facility		C56	C56	C56		C56	C56	C57			C57
Nonhydroelectric generation facility	C	C	C	C			C	C	C		C
Energy resource recovery facility							C	C			
Soil recycling/incineration facility							C	C	C		

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI (81)	GI	REC	P/I
Solid waste recycling									C		C
Transfer station							C	C	C		C
Wastewater treatment facility							C	C	C		C
Transit bus base				C			P	P			C
Transit park and pool lot	P	P	P	P	P	P	P	P	P		P
Transit park and ride lot	P	P	P	P	P	P	P	P	P		C
School bus base	C	C	C	C			P	P			C58
Racetrack	C59	C59	C59	C			P	P			
Fairground							P	P	P		C
Zoo/wildlife exhibit		C	C	C							C
Stadium/arena				C			C	C	P		C
College/university	C	P	P	P	P	P	P	P	P		C
Secure community transition facility									C60		
Opiate substitution treatment program facilities		P61, 62	P61, 62	P61, 62	P61, 62		P62	P62	P62		

22C.020.070 Permitted uses – Development conditions.

(1) Bed and breakfast guesthouses and inns are subject to the requirements and standards contained in Chapter [22C.210](#) MMC, Bed and Breakfasts.

(2) Home occupations are subject to the requirements and standards contained in Chapter [22C.190](#) MMC, Home Occupations.

(3) Limited to one dwelling unit for the purposes of providing on-site service and security of a commercial or industrial business. Caretaker's quarters are subject to the provisions set forth in Chapter [22C.110](#) MMC, entitled "Temporary Uses."

(4) All units must be located above a street-level commercial use; provided, that in the community business (CB) zone within Lakewood neighborhood planning area 11, a horizontal mixed use project may be proposed through a development agreement approved by city council.

(5) Twenty percent of the units, but no more than two total units, may be located on the street level of a commercial use, if conditional use permit approval is obtained and the units are designed exclusively for ADA accessibility. The street-level units shall be designed so that the units are not located on the street front and primary access is towards the rear of the building.

(6) Reserved.

(7) Manufactured homes, mobile homes, recreational vehicles, and tiny houses with wheels are only allowed in existing mobile/manufactured home parks.

(8) Home occupations are limited to home office uses in multifamily dwellings. No signage is permitted in townhouse or multifamily dwellings.

(9) Permitted in a legal nonconforming or conforming residential structure.

(10) Subject to Chapter [22C.220](#) MMC, Master Planned Senior Communities.

(11) The following conditions and limitations shall apply, where appropriate:

(a) Parks are permitted in residential and mixed use zones when reviewed as part of a subdivision or multiple-family development proposal; otherwise, a conditional use permit is required;

(b) Lighting for structures and fields shall be directed away from residential areas; and

(c) Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

(12) Reserved.

(13) Golf Facility.

(a) Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

(b) Restaurants are permitted as an accessory use to a golf course.

(14) Shooting Range.

(a) Structures and ranges shall maintain a minimum distance of 50 feet from property lines adjoining residential zones;

(b) Ranges shall be designed to prevent stray or ricocheting projectiles or pellets from leaving the property; and

(c) Site plans shall include safety features of the range; provisions for reducing noise produced on the firing line; and elevations of the range showing target area, backdrops or butts.

(15) Only in an enclosed building.

(16) Dock and Boathouse, Private, Noncommercial.

(a) The height of any covered overwater structure shall not exceed 20 feet as measured from the line of ordinary high water;

(b) The total roof area of covered, overwater structures shall not exceed 1,000 square feet;

(c) The entirety of such structures shall have not greater than 50 percent of the width of the lot at the natural shoreline upon which it is located;

(d) No overwater structure shall extend beyond the average length of all preexisting overwater structures along the same shoreline and within 300 feet of the parcel on which proposed. Where no such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;

(e) Structures permitted hereunder shall not be used as a dwelling; and

(f) Covered structures are subject to a minimum setback of five feet from any side lot line or extension thereof. No setback from adjacent properties is required for any uncovered structure, and no setback from water is required for any structure permitted hereunder.

(17) Boat Launch, Noncommercial or Private.

(a) The city may regulate, among other factors, required launching depth, and length of docks and piers;

(b) Safety buoys shall be installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare and health; and

(c) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which they are located.

(18) Excluding racetrack operation.

(19) Amusement and recreation services shall be a permitted use if they are located within an enclosed building, or a conditional use if located outside. In both instances they would be subject to the exclusion of a racetrack operation similar to other commercial zones.

(20) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.

- (21) Permitted as an accessory use; see MMC [22A.020.020](#), the definition of “Accessory use, commercial/industrial.”
- (22) Only as an accessory to a gasoline service station; see retail and wholesale permitted use table in MMC [22C.020.060](#).
- (23) All processing and storage of material shall be within enclosed buildings and excluding yard waste processing.
- (24) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.
- (25) Drive-through service windows in excess of one lane are prohibited in Planning Area 1.
- (26) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.
- (27) All instruction must be within an enclosed structure.
- (28) Car washes shall be permitted as an accessory use to a gasoline service station.
- (29) Public Safety Facilities, Including Police and Fire.
- (a) All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - (b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street.
- (30) Outdoor storage of materials or vehicles must be accessory to the primary building area and located to the rear of buildings. Outdoor storage is subject to an approved landscape plan that provides for effective screening of storage, so that it is not visible from public right-of-way or neighboring properties.
- (31) Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
- (32) All WCFs and modifications to WCFs are subject to Chapter [22C.250](#) MMC including but not limited to the siting hierarchy, MMC [22C.250.060](#). WCFs may be a permitted use or a CUP may be required subject to MMC [22C.250.040](#).
- (33) Subject to the conditions and requirements listed in Chapter [22C.030](#) MMC.
- (34) Reserved.

(35) A factory-built commercial building may be used for commercial purposes subject to the following requirements:

(a) A factory-built commercial building must be inspected at least two times at the factory by the State Building and Electrical Inspector during the construction process, and must receive a state approval stamp certifying that it meets all requirements of the International Building and Electrical Codes. At the building site, the city building official will conduct foundation, plumbing and final inspections; and

(b) A factory-built commercial building cannot be attached to a metal frame allowing it to be mobile. All structures must be placed on a permanent, poured-in-place foundation. The foundation shall be structurally engineered to meet the requirements set forth in Chapter 16 of the International Building Code.

(36) Mini-storage facilities are subject to the development standards outlined in Chapter [22C.170](#) MMC.

(37) Except heavy equipment.

(38) With outdoor storage and heavy equipment.

(39) Incidental assembly shall be permitted; provided, it is limited to less than 20 percent of the square footage of the site excluding parking.

(40) Light industrial uses may be permitted; provided, there is no outdoor storage of materials, products or vehicles.

(41) Excluding drinking places such as taverns and bars and adult entertainment facilities.

(42) Excluding vehicle and livestock auctions.

(43) If the total storage capacity exceeds 6,000 gallons, a conditional use permit is required.

(44) The retail sale of products manufactured on site shall be permitted; provided, that not more than 20 percent of the constructed floor area in any such development may be devoted to such retail use.

(45) Limited to 5,000 square feet or less.

(46) Eating and Drinking Places.

(a) Limited to 4,000 square feet or less.

(b) Drive-through service windows in excess of one lane are prohibited in Planning Area 1.

(c) Taverns, bars, lounges, etc., are required to obtain a conditional use permit in the mixed use zone.

(47) Limited to hardware and garden supply stores.

(48) Limited to convenience retail, such as video, and personal and household items.

(49) Provided there is no outdoor storage and/or display of any materials, products or vehicles.

(50) Except slaughterhouses.

(51) Limited to photocopying and printing services offered to the general public.

(52) Limited to less than 10 employees.

(53) In conjunction with an eating and drinking establishment.

(54) Provided there is no outdoor storage and/or display of any materials, products or vehicles.

(55) May be further subject to the provisions of city of Marysville shoreline management program.

(56) Except weapons armories and outdoor shooting ranges.

(57) Except outdoor shooting ranges.

(58) Only in conjunction with an existing or proposed school.

(59) Except racing of motorized vehicles.

(60) Limited to land located along east side of 47th Avenue NE alignment, in the east half of the northeast quarter of Section 33, Township 30N, Range 5E, W.M., and in the northeast quarter of the southeast quarter of Section 33, Township 30N, Range 5E, W.M.

(61) Opiate substitution treatment program facilities permitted within commercial zones are subject to Chapter [22G.070](#) MMC, Siting Process for Essential Public Facilities.

(62) Opiate substitution treatment program facilities, as defined in MMC [22A.020.160](#), are subject to the standards set forth below:

(a) Shall not be established within 300 feet of an existing school, public playground, public park, residential housing area, child care facility, or actual place of regular worship established prior to the proposed treatment facility.

(b) Hours of operation shall be restricted to no earlier than 6:00 a.m. and no later than 7:00 p.m. daily.

(c) The owners and operators of the facility shall be required to take positive ongoing measures to preclude loitering in the vicinity of the facility.

(63) Permitted uses include Whiskey Ridge zones.

(64) Level 1 and Level 2 charging only.

(65) The term “rapid” is used interchangeably with Level 3 and fast charging.

(66) Rapid (Level 3) charging stations are required to comply with the design and landscaping standards outlined in MMC [22C.020.265](#).

(67) Rapid (Level 3) charging stations are required to be placed within a parking garage.

(68) Excepting “marijuana (cannabis) dispensaries,” “marijuana (cannabis) collective gardens,” and “marijuana cooperatives” as those terms are defined or described in this code and/or under state law; such facilities and/or uses are prohibited in all zoning districts of the city of Marysville.

(69) No person or entity may produce, grow, manufacture, process, accept donations for, give away, or sell marijuana concentrates, marijuana-infused products, or usable marijuana within commercial, industrial, recreation, and public institution zones in the city. Provided, activities in strict compliance with RCW [69.51A.210](#) and [69.51A.260](#) are not a violation of the Marysville Municipal Code.

(70) Permitted within existing legal nonconforming single-family residences.

(71) Subject to the requirements set forth in MMC [10.04.460](#).

(72) Pet daycares are restricted to indoor facilities with limited, supervised access to an outdoor fenced yard. Overnight boarding may be permitted as a limited, incidental use. Both outdoor access and overnight boarding privileges may be revoked or modified if the facility is not able to comply with the noise standards set forth in WAC [173-60-040](#).

(73) Shipping/cargo and similar storage containers may be installed on commercial or industrial properties provided they are screened from public view pursuant to MMC [22C.120.160](#), Screening and impact abatement.

(74) Tanks, generators, and other machinery which does not generate nuisance noise may be located in the service/loading area. Truck service/loading areas shall not face the public street and shall be screened from the public street.

(75) Hotels/motels are prohibited within Arlington Airport Inner Safety Zones (ISZ) 2, 3, and 4. Hotels/motels that are proposed to locate within Arlington Airport Protection Subdistricts B and C shall be required to coordinate with the Arlington Municipal Airport to ensure that height, glare, and other aspects of the hotels/motels are compatible with air traffic and airport operations.

(76) Use limited to properties that have property frontage along State Avenue/Smokey Point Boulevard.

(77) Enhanced services facilities (ESFs) are permitted when the building is located within the area depicted in MMC [22C.280.050](#), Figure 1. In the GC and CB zones, ESFs shall be located in a building in which the ESF is located above a permitted ground floor commercial use. See Chapter [22C.280](#) MMC for enhanced services facility regulations.

(78) Mini-storage facilities may be allowed in the CB and GC zones as a conditional use on property located east of Interstate 5, north of 100th Street, and west of 47th Avenue NE, subject to the following conditions:

- (a) The property does not have direct frontage on an arterial street.

- (b) Vehicular access to the property is limited by physical constraints, such as railroad tracks, proximity to congested public street intersections where turning movements are restricted, or other physical barriers that limit convenient vehicular access for higher-traffic-generating uses such as retail or office.

- (c) Buildings shall be located a minimum of 150 feet from the nearest arterial street or interstate highway right-of-way.

(79) An operations plan, to mitigate potential impacts on the surrounding community, must be provided by the sponsor and/or property owner at the time of application. The operations plan must address the following elements to the satisfaction of the city:

- (a) Name and contact information for key staff;

- (b) Roles and responsibilities of key staff;

- (c) Site/facility management, including a security and emergency plan;

- (d) Site/facility maintenance;

- (e) Occupancy policies, including resident responsibilities and a code of conduct that address, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession;

- (f) Provision of human and social services, including staffing plan and outcome measures;
- (g) Outreach with surrounding property owners and residents and ongoing good neighbor policy;
- (h) Procedures for maintaining accurate and complete records; and
- (i) Additional information as requested by the community development director to ensure current best practices for permanent supportive housing and transitional housing facilities are used.

(80) All facilities are subject to the regulations set forth in Chapter [22C.290](#) MMC, Emergency Housing and Shelters. Facilities with 30 or more residents require a conditional use permit.

(81) Permitted uses for properties zoned light industrial with a general commercial overlay include uses allowed in the light industrial and general commercial zones.

22C.020.080 Densities and dimensions.

(1) Interpretation of Tables.

(a) Subsection (2) of this section contains general density and dimension standards for the various zones and limitations specific to a particular zone(s). Additional rules and exceptions, and methodology, are set forth in MMC [22C.020.090](#).

(b) The density and dimension table is arranged in a matrix format and is delineated into the commercial, industrial, recreation and public institutional use categories.

(c) Development standards are listed down the left side of the table, and the zones are listed at the top. The matrix cells contain the minimum dimensional requirements of the zone. The parenthetical numbers in the matrix identify specific requirements applicable either to a specific use or zone. If more than one standard appears in a cell, each standard will be subject to any applicable parenthetical footnote set forth in MMC [22C.020.090](#).

(2) General Densities and Dimension Standards.

Standards	NB	CB	GC	DTC	MU (12)	LI (19)	GI	REC	P/I	WR-MU (15)	WR- CB (15)
Base density: Dwelling unit/acre	None (18)	12	12	12	28 (1)	0	0	0	0	12	0
Maximum density:	None (18)	27 (13)	None (13)	None	28	0	0	0	0	18 (13)	0

Standards	NB	CB	GC	DTC	MU (12)	LI (19)	GI	REC	P/I	WR-MU (15)	WR- CB (15)
Dwelling unit/acre											
Minimum street setback (3)	20 feet	None (7)	None (7)	None (7)	None (7, 8)	None (7)	None (7)	20 feet	None (7, 8)	None (7, 8, 14)	None (7, 14)
Minimum interior setback	10 feet (side) 20 feet (rear)	None (4)	None (4)	None (4)	None (9)	None (4) 50 feet (5)	None (4) 50 feet (5)	None (4)	None (4)	5 feet (9, 16, 17)	None (4)
Base height (6)	25 feet	55 feet	35 feet	55 feet	45 feet	65 feet	65 feet	35 feet	45 feet	45 feet	55 feet
Maximum impervious surface: Percentage	75%	85%	85%	85%	85%, 75% (11)	85%	85%	35%	75%	85%, 75% (11)	85%

22C.020.090 Densities and dimensions – Development conditions.

- (1) These densities are allowed only through the application of mixed use development standards.
- (2) Reserved.
- (3) Gas station pump islands shall be placed no closer than 25 feet to street front lines. Pump island canopies shall be placed no closer than 15 feet to street front lines.
- (4) A 25-foot setback is required on property lines adjoining residentially designated property.
- (5) A 50-foot setback only required on property lines adjoining residentially designated property for industrial uses established by conditional use permits, otherwise no specific interior setback requirement.
- (6) Height limits may be increased when portions of the structure or building which exceed the base height limit provide one additional foot of street and interior setback beyond the required setback for each foot above the base height limit.
- (7) Subject to sight distance review at driveways and street intersections.

(8) A 20-foot setback is required for multiple-family structures.

(9) A 15-foot setback is required for (a) commercial or multiple-family structures on property lines adjoining single-family residentially designated property, and (b) a rear yard of a multistory residential structure, otherwise no specific interior setback requirement. Interior setbacks may be reduced where features such as critical area(s) and buffer(s), public/private right-of-way or access easements, or other conditions provide a comparable setback or separation from adjoining uses.

(10) Reserved.

(11) The 85 percent impervious surface percentage applies to commercial developments, and the 75 percent rate applies to multiple-family developments.

(12) Reduced building setbacks and height requirements may be approved on a case-by-case basis to provide flexibility for innovative development plans; provided, that variance requests which are greater than 10 percent of the required setback shall be considered by the hearing examiner.

(13) Subject to the application of the residential density incentive requirements of Chapter [22C.090](#) MMC.

(14) Required landscaping setbacks for developments on the north side of Soper Hill Road are 25 feet from the edge of sidewalk.

(15) Projects with split zoning (two or more distinct land use zones) may propose a site plan to density average or adjust the zone boundaries using topography, access, critical areas, or other site characteristics in order to provide a more effective transition.

(16) Townhome setbacks are reduced to zero on an interior side yard setback where the units have a common wall for zero lot line developments.

(17) Townhome setbacks are reduced to five feet on side yard setbacks, provided the buildings meet a 10-foot separation between structures.

(18) There is no minimum or maximum density for this zone. Residential units are permitted if located above a ground-level commercial use.

(19) The Light Industrial with General Commercial overlay zone uses the Light Industrial density and dimensional standards.